***Note** – Some of the members of the Planning Commission, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.*

**Planning Commission**
**Meeting Agenda**
**November 15, 2022**
**Bentonville City Hall**
**Tech Review: 4:00 PM**
**Public Hearing: 5:00 PM**

**Registration Link:**
https://us06web.zoom.us/webinar/register/WN_GAhidXJ_TmelpB0UKtua_g

**I. Call to Order**
**II. Approval of the November 1st Meeting Minutes**
**III. Consent Agenda**

1. **Lots 205 of Original Town of Bentonville** — **Lot Split**
   804 North Main Street *(LS19-0040)*

2. **Lot 30 Railroad Addition** — **Lot Split**
   306 South Main Street *(LS22-0054)*

3. **Lots 5 & 6 Vivian Farms Subdivision** — **Lot Split**
   South Vaughn Road *(LS22-0055)*

4. **Lot 27 of W. A. Burk's Addition** — **Property Line Adjustment**
   Northeast Monroe Street *(LS22-0056)*

5. **Lot 9 of B-W Heights Subdivision** — **Property Line Adjustment**
   903, 905, & 907 Southeast 10th Street *(PLA22-0023)*

6. **Artspace SOMO Lofts** — **Large-Scale Development Extension**
   701 Southeast 8th Street *(LSD21-0063)*

7. **The Reserve** — **Large-Scale Development Extension**
   Southwest Deerfield Blvd. & Greenhouse Road (*LSD20-0002*)

8. **I Street Commercial Shell** — **Large Scale Development**
   Southwest I Street/Lot 20 Eversole Addition *(LSD22-0054)*

*To see a full list of all pending Planning Commission items, please visit: https://arcg.is/08HvK8*

## IV. Old Business

***Advertised Public Hearings***

1. **Hunter Wright Development** **Rezoning**
   406 SE 7th Street *(PRD22-0003)*
   1. **Rezoning:** R-1, Low Density Single Family Residential to DE, Downtown Edge

## V. New Business

***Advertised Public Hearings***

2. **Vivian Farms Subdivision**

   **A. Washark Investments LLC** **Rezoning**
   South Vaugn Road *(RZ22-0052)*
   1. **Future Land Use Map Amendment:** Agriculture to Medium Density Residential
   2. **Rezoning:** A-1, Agricultural to R-2, Medium Density Two Family and Townhome Residential

   **B. Washark Investments LLC** **Rezoning**
   South Vaugn Road *(RZ22-0053)*
   1. **Future Land Use Map Amendment:** Agriculture to High Density Residential
   2. **Rezoning:** A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

   **C. Elite Equity Group of Arkansas LLC** **Rezoning**
   South Vaugn Road *(RZ22-0054)*
   1. **Future Land Use Map Amendment:** Agriculture to General Commercial
   2. **Rezoning:** A-1, Agricultural to C-2, General Commercial

   **D. Roth Farms LLC/Elite Equity Group LLC** **Rezoning**
   South Vaugn Road *(RZ22-0055)*
   1. **Future Land Use Map Amendment:** Agriculture to Medium Density Residential
   2. **Rezoning:** A-1, Agricultural to R-2, Medium Density Two Family and Townhome Residential

3. **Main and A Connect LLC** **Rezoning**
   Southwest A Street and South Main Street at Southwest 14th Street *(PRD22-0003)*
   1. **Rezoning:** DC, Downtown Core to PRD, Planned Residential Development

***Other New Business (Projects associated with waivers)***

**4. SOCO Church** **Large Scale Development**

2601 Southwest 14th Street *(LSD22-0058)*

**Waiver #1**: A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.

**Planning Commission**
**Meeting Minutes**
**November 1, 2022**
**Bentonville City Hall**
**Tech Review: 4:00 PM**
**Public Hearing: 5:00 PM**

**Meeting Recording:**

https://us06web.zoom.us/rec/share/tSusa2QdsJ0-GP0Ye269JR54m3mzLJADVPIDNBDPAvLGJaETho87ulTD2oYmV0VT.F5oUdVEfRrmpAcl0

**Commissioners Present:** Danny Bennett, Dana Davis, Joe Haynie, Reginald Wright, Elaine Kerr, Rod Sanders

**Commissioners Absent:** Eric Hipp

**Staff Present:** Tyler Overstreet, Dan Weese, Tom Adler, Luke Aitken, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

## I. Call to Order

- Meeting called to order at 5:00 pm by Chairman Sanders
- Pursuant to review at Technical Review meeting, Item 1 under new business was moved to the Consent Agenda as Item 4

## II. Approval of the October 18th Meeting Minutes

- Motion by Davis, second by Haynie
- Approved unanimously (6-0) via voice vote

## III. Consent Agenda

- Mr. Adler presents the consent agenda
- Consent Agenda is approved 6-0

1. **Lots 5 & 6 of Lincoln and & Rice Addition,** **Lot Split**
   901 NE 2nd Street *(LS22-0049)*

2. **Lots 227, 228, 229, & 230 of**
   **The Original Town of Bentonville** **Property Line Adjustment**
   301, 303 & 350 Southeast 2nd Street *(PLA22-0031)*

3. **McKissic Springs Subdivision Phase 1-3** **Preliminary Plat**
   Motley Road and South Vaughn Road *(PP22-0004)*

4. **Caliber Collision** **Large Scale Development Modification**

   2806 SW 14th Street *(LSD22-0038)*

## IV. New Business

### *Advertised Public Hearings*

1. **Button Family Trust**
   End of Mayflower Road / End of Parnell Road *(RZ22-0047)*
   a. **Future Land Use Map Amendment:** Residential Estate to High Density Residential
   b. **Rezoning:** A-1, Agricultural to R-4, High Density Multifamily Residential
      - Mr. Adler provides an overview of the staff report.
      - Chairman Sanders opens the public hearing.
      - Vincent Chadick, Counsel representing the Button Family, speaks to the reason for the request.
      - Mike Button, applicant, speaks to his plans for the 40-acre property in question.
      - Bill Burckart of 2302 SW Birch Rd speaks in opposition to the request citing nearby low-density development.
      - Weston Teshima of 1902 Mayflower Rd speaks in opposition to the request, citing concerns about flooding.
      - Steve Bailey of 1006 SW Naphtali Blvd speaks in opposition to the request.
      - There is discussion among staff, Mr. Chadick, and the commission regarding the possibility of a planned residential development or mix of zoning types instead of the whole parcel being rezoned to R-4.
      - Chairman Sanders closes the Public Hearing
      - Mr. Chadick, on behalf of the applicant, requests the item be tabled and reconsidered at the next meeting after discussing other options with his clients.
      - Motion by Davis to table the item, second by Haynie.
      - Item Tabled 6-0

2. **Jon P. Simpson Trust**
   Arkansas State Highway 112 and West Scroggins Road *(RZ22-0050)*
   c. **Future Land Use Map Amendment:** Unassigned/Recently Annex to Medium Density Residential & General Commercial
   d. **Rezoning:** A-1, Agricultural to R-3, Medium-High Density Multifamily Residential & C-2, General Commercial
      - Mr. Adler provides an overview of the staff report.
      - Chairman Sanders opens the public hearing.

- Daniel Ellis, of Crafton and Tull and representing the applicant, informs the Commission that the applicant wishes to table the request after the public hearing is held.
- Joseph Godsey of 100 Averie Ln speaks in opposition of the request citing concerns over increased traffic and a lack of fit with the character of nearby neighborhoods.
- Scott Shadow of 116 Averie Ln also speaks in opposition to the request citing similar concerns to Mr. Godsey.
- Chairman Sanders closes the Public Hearing.
- Daniel Ellis, on behalf of the applicant, asks to table the request to a later meeting.
- Motion to table by Kerr, second by Haynie.
- Item Tabled 6-0

3. **Constellation Properties, LLC** **Planned Residential Development**
**(Related to: NW 9th & A Townhomes, LSD22-0041)**
Northwest 9th and Northwest A Street *(PRD22-0002)*
   a. **Rezoning:** DN-2, Downtown Medium-Density Residential to PRD, Planned Residential Development
      - Mr. Adler provides an overview of the staff report.
      - Chairman Sanders opens the public hearing.
      - Brahm Driver, of Ecological Design Group and representing the applicant, speaks to the purpose of the request, and covers the setbacks and proposed PRD layout. Applicant wishes to develop condominiums on one lot and PRD will allow greatest design flexibility with the limited space they have.
      - Jasiel Akins, of BUF Studio Architects, provides an overview of the proposed exterior elevations.
      - Chairman Sanders closes the Public Hearing
      - Request approved 6-0

4. **Bville A Street, LLC** **Conditional Use Permit Revision**
508 & 510 SW A Street *(CU22-0013)*
   - Mr. Adler provides an overview of the staff report.
   - Chairman Sanders opens the public hearing.
   - No public comments on the item.
   - Chairman Sanders closes the Public Hearing
   - There is discussion among commissioners and staff regarding the proposed revision, a retention pond being enlarged for the temporary gravel lot in question.
   - Request approved 6-0

***Other New Business (Projects associated with waivers)***

5. **Lots 15 & 16 of Osage Hills Subdivision** **Lot Split**
SE Corner of Brookside Road and Ginn Road *(PLA22-0021)*
   ***No Waivers***

- Mr. Adler provides an overview of the staff report.
- There is discussion among commissioners and staff regarding the right of way for Shell Road to be dedicated per the plat.
- Luke Aitken clarifies that there was an error in the staff report noting 90 feet of right of way to be dedicated. There will be 70 feet of right of way dedicated, as shown on the plat itself.
- Item is approved 6-0

**6. Upland Stacks** **Large Scale Development**

508 Southwest A Street *(LSD22-0052)*

**Waiver #1:** A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.

**Waiver #2:** A waiver from Section 1100.23(g)- Windows: A minimum of 50% of the first-floor façade shall be windows in the DC, Downtown Core district.

- Mr. Adler provides an overview of the staff report.
- Mr. Bennet asks for clarification on the waiver request.
- Mr. Overstreet clarifies that this waiver is to accept the use of metal upcycled storage containers as a primary material allowed by code.
- Motion by Bennet, second by Haynie to approve the building material waiver.
- Waiver #1 is approved 6-0

- Mr. Adler clarifies that Waiver 2 will apply only to the north and west faces of the structure, and not the south.
- This is a waiver from the downtown core zoning requirement that 50% of the first-floor façade must be windows.
- Tyler Overstreet specifies a condition of approval to be added to the large-scale development approval: that the southern facade meet the 50% glass requirement.
- Motion by Bennet, second by Haynie to approve the minimum glass waiver for the north and west facing facades.
- Waiver #2 approved 6-0

- Discussion on the large-scale development
- Large scale development is approved 6-0

**7. Main Street Core, LLC** **Large Scale Development**

306 South Main Street *(LSD22-0053)*

**Waiver #1:** A waiver from Section 1100.23(g) – Downtown Districts Design Standards; Windows: DC, Downtown Core zoning district requires 50% of all facades to be windows.

- Mr. Adler provides an overview of the staff report.
- Katie Brewer of BUF Studio Architects speaks on details of the design.
- There is discussion among commissioners and staff regarding the proposed waiver.

- Motion by Haynie, second by Bennet, to approve the minimum glass waiver request as presented.
- Waiver #1 is approved 6-0.

- Discussion on the large-scale development
- Large scale development is approved 6-0

**8. Sonic Drive-In** **Large Scale Development**

208 South Walton Boulevard *(LSD22-0055)*

**Waiver #1**: A waiver from Section 1400.07 – Perimeter Landscape Strip: Code requires a 7 feet wide landscape buffer strip along the rear (west) property line. The applicant is requesting a 2.5 feet wide buffer strip.

- Mr. Adler provides an overview of the staff report.
- Ken Booth of Sand Creek Engineering speaks to details of the design and waiver request
- Motion by Wright, seconded by Ms. Kerr, to approve the waiver as presented.
- Waiver #1 is approved 6-0
- Discussion on the large-scale development
- Large scale development is approved 6-0.

**Director's Comments**

Discussion regarding the November 18th joint planning commission and city council meeting.

**Adjournment**

- Motion by Davis, second by Haynie to adjourn the meeting.
- Meeting adjourned.

# Consent Agenda Items

**For the Planning Commission meeting on November 15, 2022**

**Reviewer: Keegan Stanton, Senior Planner, AICP**

- The descriptions below shall serve as the staff report for each of the proposed consent agenda items.

**Lot Split: Lot 205 of Original Town of Bentonville, Roberts, 804 N Main Street, R-1, Single Family Residential, *LS19-0040***

A lot split of Tract 2-A of the Original Town of Bentonville creating new Lot 205 (+/- 0.33 acres) and Lot 206 (+/- 0.14 acres). The plat dedicates a 15-foot utility easement along the front of each lot, as well as additional right-of-way along each lot to meet the requirements of the Master Street Plan.

**Lot Split: Lot 30 of Railroad Addition, Main Street Core, LLC, 306 South Main Street, DC, Downtown Core, *LS22-0054***

A lot split of Lot 16 Block 1 of Railroad Addition, creating new Lot 30 of Railroad Subdivision. The plat dedicates no new right-of-way or easements.

**Lot Split: Lots 5 & 6 of Vivian Farms Subdivision, Elite Equity Group of Arkansas, LLC, South Vaughn Road, AG, Agriculture, *LS22-0055***

A lot split of Lot 3 of Vivian Farms Subdivision, creating new Lots 5 & 6 of Vivian Farms Subdivision. The plat dedicates new right-of-way for future collector and arterial streets per the Master Street Plan.

**Property Line Adjustment: Lot 27 of W.A. Burk's Addition, Scott A Johnson, 901 NE 2nd Street, R-1, Low-Density Single Family Residential, *LS22-0056***

A property line adjustment of Lots 14, 15, 16, 17, & 18, creating new Lot 27 (+/- 0.88 acres) of W. A. Burk's Addition. The plat dedicates no easements nor right-of-way.

**Property Line Adjustment: Lot 9 of B-W Heights Subdivision, 10th Ave Freeze Out LLC, 903, 905, & 907 Southeast 10th Street, PRD, Planned Residential Development, *PLA22-0023***

A property line adjustment of Lots 5, 6, and 7, creating new Lot 9 (+/- 0.74 acres) of B-W Heights Subdivision. The plat dedicates a 25-foot wide drainage and utility easement along the northern property line, a 10-foot wide utility easement along the east property line, and a 5-foot wide utility easement along the south property line. 12.5-feet of right-of-way is being dedicated along 10th Street in compliance with the Master Street Plan.

**Large-Scale Development Extension: Artspace, Crystal Bridges-Museum of American Art, Inc., 701 SE 8th Street, PUD, Planned Unit Development, *LSD21-0063***

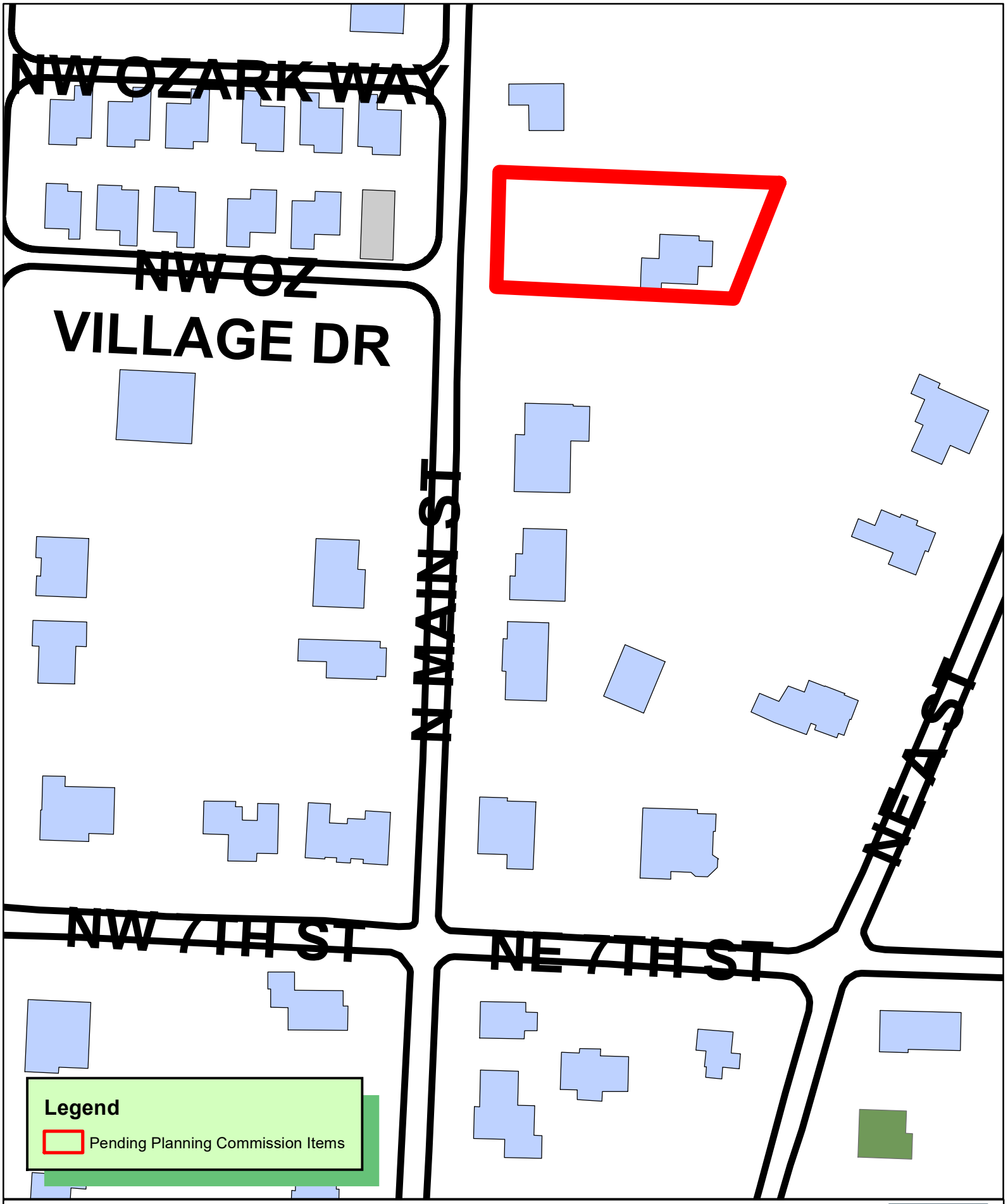
Planning Commission originally approved this Large-Scale Development on 12-7-2021 and the applicant is now requesting an extension before the original approval expires. The subject property is currently zoned PUD, Planned Unit Development. A Large-Scale Development proposed the development of 50 residential units. Seventy-five (75) parking spaces are required and seventy-five (75) are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a two ingress/egress point onto SE G Street. The primary materials on the exterior of the building include metal panel and cementitious panel.

**Large-Scale Development Extension: The Reserve, Reserve at Bentonville Apartments, LLC, Southwest Deerfield Blvd. and Greenhouse Road, PRD, Planned Residential Development, *LSD20-0002***

Planning Commission originally approved this Large-Scale Development on 1-5-2021 and the applicant is now requesting an extension to continue construction. The subject property is currently zoned PRD, Planned Residential Development. A Large-Scale Development proposed the development of 312 residential units in three phases. The development provides 552 parking spaces. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access is provided through an extension of Deerfield Blvd. that connects Greenhouse Road with the existing terminus of SW Deerfield Blvd. The primary materials include Hardie panels and brick.

**Large Scale Development: I Street Commercial Shell, David McDonald, Southwest I Street/Lot 20 Eversole Addition, C-2 General Commercial *LSD22-0054***

A large-scale development proposing the construction of a +/- 4,734 square feet commercial shell building located just south of the intersection of Southwest I Street and Southwest Regional Airport Blvd. Parking, sidewalks, and site amenities are provided per the requirements of the Land Development Code. Exterior materials include block, brick, and glass, and meet the materials requirements of the Land Development code. There are no waivers associated with this large scale development.




N
W E
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1 inch = 100 feet

***LSD19-0040 11/15/22***
***LOT SPLIT***
***ORIGINAL TOWN OF BENTONVILLE***
***LOT 205***

THE CITY OF BENTONVILLE

# REPLAT OF TRACT 2A
# PART OF OUTLOT 9, ORIGINAL TOWN OF BENTONVILLE
## 804 NORTH MAIN STREET, BENTONVILLE, ARKANSAS 72712
## BENTON COUNTY

## MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-30-120-04-1659

COMPLETED FIELD WORK:
AUGUST 02, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2019 AT PAGE 42805.
2. WARRANTY DEED FILED IN DEED BOOK 2019 AT PAGE 34483.
3. SURVEY PLAT FILED IN PLAT BOOK 14 AT PAGE 231.
4. SUBDIVISION PLAT FILED IN PLAT BOOK B AT PAGE 24.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

CITY OF BENTONVILLE ATLAS PAGE 361.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## ZONING INFORMATION

CURRENT ZONING:
R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT - 20'
INTERIOR SIDE - 7'
EXTERIOR SIDE - 20'
REAR - 25'

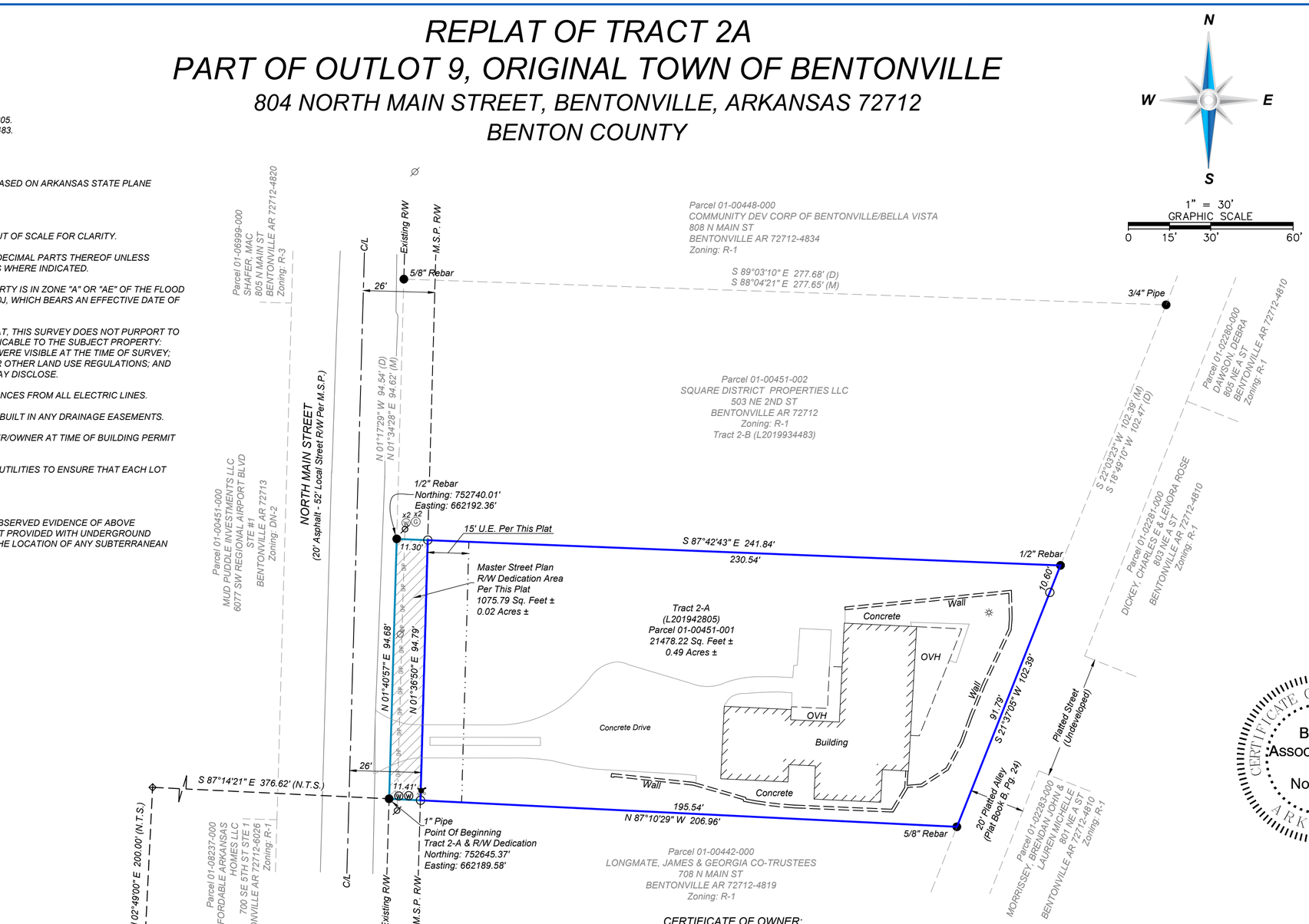
CONTACT:
CITY OF BENTONVILLE PLANNING
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: 479-271-3122
FAX: 479-271-5906

## OWNER/DEVELOPER

PARCEL 01-00451-001
ROBERTS, ANTHONY MICHAEL & CRISSI DAWN
1307 W MAGNOLIA ST
ROGERS AR 72758

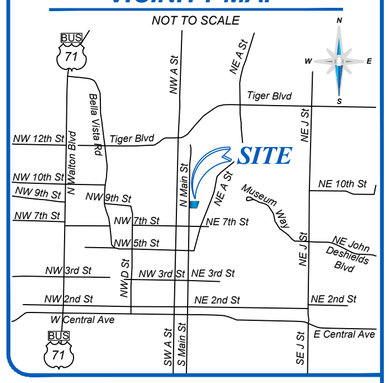
## LEGEND & SYMBOLS

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- ACCESS EASEMENT (A.E.)
- UTILITY EASEMENT (U.E.)
- BUILDING SETBACK LINE
- OVERHEAD POWER LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP "GAGNER AR 1659"
- COMPUTED POINT
- POWER POLE
- GAS METER
- WATER METER
- LIGHT POLE
- YARD HYDRANT
- M.S.P. MASTER STREET PLAN
- N.T.S. NOT TO SCALE




## VICINITY MAP

NOT TO SCALE




I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF AUGUST, 2022.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

## SURVEY DESCRIPTION

TRACT 2-A
A PART OF OUTLOT 9 OF THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND PIPE WHICH IS N02°49'00"E 200.00' AND S87°14'21"E 376.62' FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 25, DEMING'S SECOND ADDITION, AND RUNNING THENCE N01°40'57"E 94.68' TO A FOUND IRON PIN, THENCE S87°42'43"E 241.84' TO A FOUND IRON PIN, THENCE S21°37'05"W 102.39' TO A FOUND IRON PIN, THENCE N87°10'29"W 206.96' TO THE POINT OF BEGINNING. CONTAINING 0.49 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION
A PART OF OUTLOT 9 OF THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND PIPE WHICH IS N02°49'00"E 200.00' AND S87°14'21"E 376.62' FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 25, DEMING'S SECOND ADDITION, AND RUNNING THENCE N01°40'57"E 94.68', THENCE S87°42'43"E 11.30', THENCE S01°36'50"W 94.79', THENCE N87°10'29"W 11.41' TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNER:
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

SIGNED:_____ DATE OF EXECUTION: _____
NAME & ADDRESS

SIGNED:_____ DATE OF EXECUTION: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, HEATH A. MYERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

_____
DATE OF EXECUTION

_____
HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. AR 1826

CERTIFICATE OF FINAL APPROVAL:
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping


3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM


| | |
|---|---|
| **SURVEYOR JOB NUMBER:** 22-7215 | **SURVEY DRAWN BY:** DH - 08/04/2022 |
| **SURVEY REVIEWED BY:** TPN | **SCALE:** 1" = 30' |
| **FOR THE USE AND BENEFIT OF:** STEVE KNUDSEN | |

**SHEET 1 OF 1**

City Of Bentonville Job # LS19-0040

**ORDINANCE NO._____**

**AN ORDINANCE ACCEPTING A LOT SPLIT OF TRACT 2A, PART OF OUTLOT 9, OF THE ORIGINAL TOWN OF BENTONVILLE CREATING NEW LOT 205 OF THE ORIGINAL TOWN OF BENTONVILLE TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES**

**(PROJECT NUMBER: LS19-0040).**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of **TRACT 2A, PART OF OUTLOT 9, OF THE ORIGINAL TOWN OF BENTONVILLE** creating new **LOT 205 OF THE ORIGINAL TOWN OF BENTONVILLE**, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 15, 2022;

**WHEREAS**, said lot split is attached hereto as Exhibit "A";

**WHEREAS**, the owner has been noticed with a note on the lot split that structures built illegally in the right of way may be required to be removed at any time the City should the City need to access any portion of NE H St; and

**WHEREAS**, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

**WHEREAS**, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the lot split of **TRACT 2A, PART OF OUTLOT 9, OF THE ORIGINAL TOWN OF BENTONVILLE** creating new **LOT 205 OF THE ORIGINAL TOWN OF BENTONVILLE** to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed.

Section 4: Repeal of Conflicting Provisions**:** All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

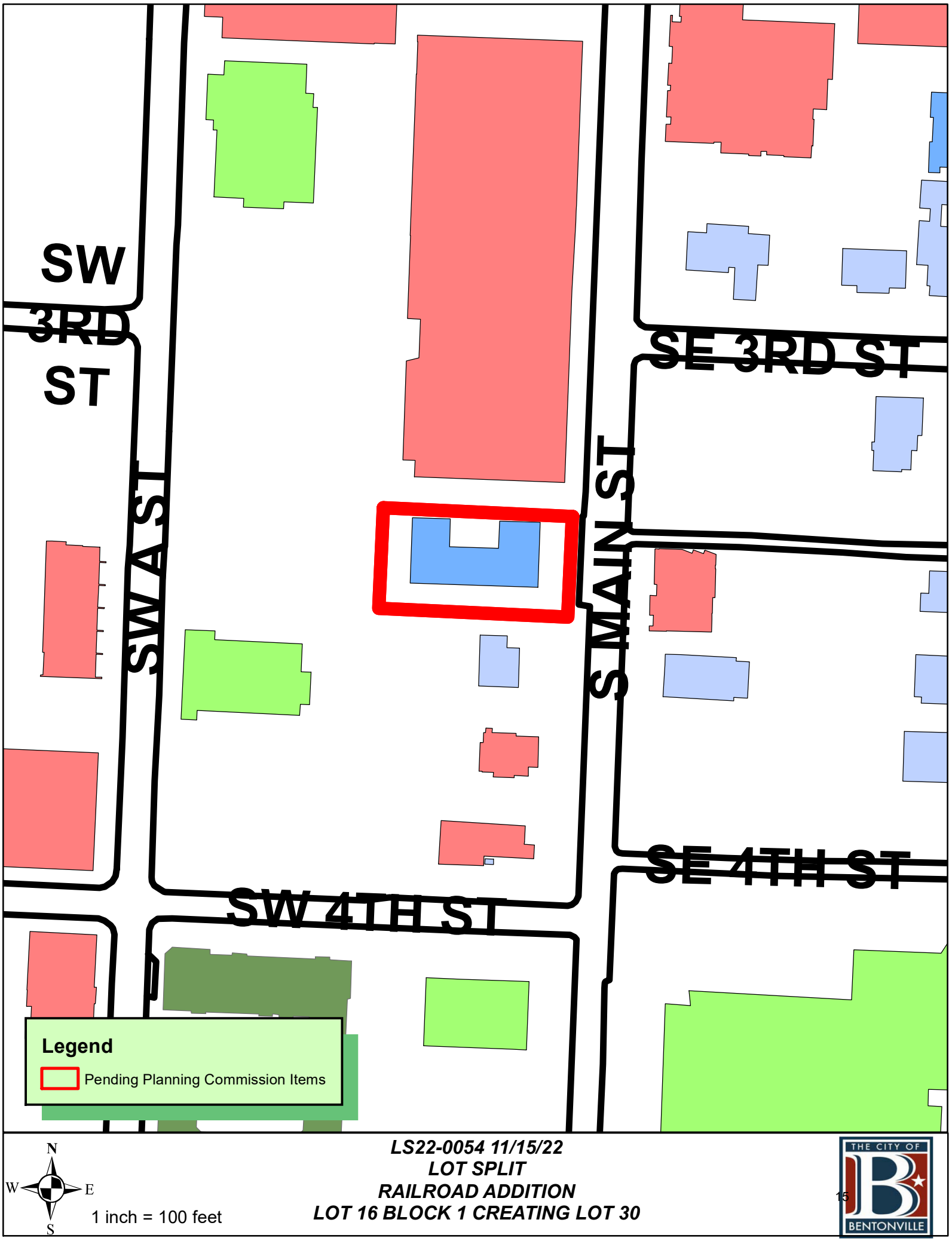
_____

**Stephanie Orman, Mayor**

**ATTEST:**

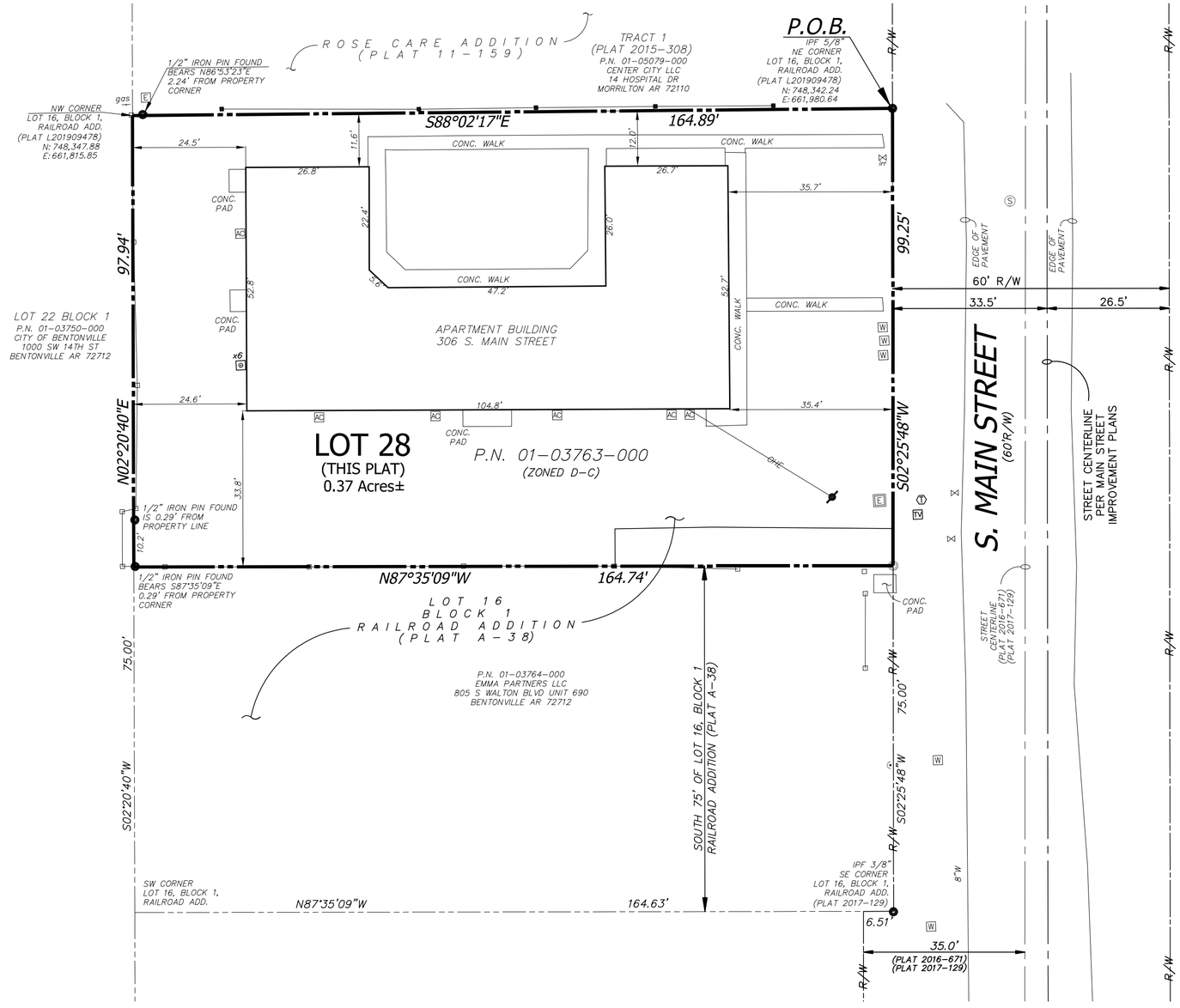
_____

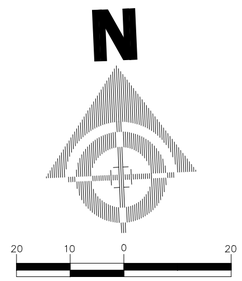
**Kirby Romines, City Clerk**



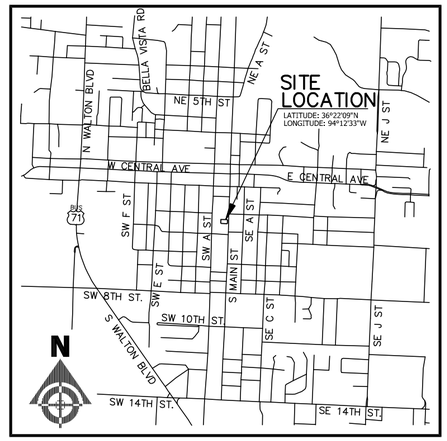

***LS22-0054 11/15/22***
***LOT SPLIT***
***RAILROAD ADDITION***
***LOT 16 BLOCK 1 CREATING LOT 30***

# LOT SPLIT
## LOT 16, BLOCK 1, RAILROAD ADDITION LESS AND EXCEPT THE SOUTH 75 FEET THEREOF TO CREATE LOT 28 CITY OF BENTONVILLE, ARKANSAS




BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: -01°17'07"
COMBINED SCALE FACTOR: 0.99997234




## VICINITY MAP
NOT TO SCALE
CITY OF BENTONVILLE
ATLAS PAGE NUMBER 403A

CERTIFICATE OF APPROVAL.

Pursuant to the City of Bentonville Subdivision Regulations and all other conditions and approvals having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____ Signed: _____
Planning Commission Chairperson

_____
Mayor

_____
Clerk

CERTIFICATE OF OWNERSHIP.

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____ Signed: _____
Name & Address

Source of Title: Document L201902895

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0255K
REVISED DATE: JUNE 05, 2012

## LEGEND:

| | |
|---|---|
| | PROPERTY LINE |
| | PARCEL LINE |
| | EASEMENT LINE |
| R/W | RIGHT-OF-WAY LINE |
| OHE | OVERHEAD ELECTRIC LINE |
| | CHAIN LINK FENCE |
| | WOODEN FENCE |
| AC | AIR CONDITIONING UNIT |
| | CLEANOUT |
| E | ELECTRIC METER |
| | FIRE HYDRANT |
| G | GAS METER |
| TV | CABLE TV RISER |
| E | ELECTRIC RISER |
| T | TELEPHONE RISER |
| | SIGN |
| S | SANITARY MANHOLE |
| | UTILITY POLE |
| W | WATER METER |
| | WATER VALVE |

PROPERTY ADDRESS:

MAIN STREET CORE LLC
306 S MAIN ST
BENTONVILLE, AR

ENGINEER:

JAMES KOCH P.E. 11252
P.O. BOX 415
FAYETTEVILLE, AR 72702
(479) 200-5370

OWNER/DEVELOPER:

MAIN STREET CORE, LLC
3511 SE "J" ST. SUITE 210 #9
BENTONVILLE, AR 72712
TEL: (479) 685-2777
ATTENTION: WESTWOOD

## GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

## SITE SPECIFIC NOTES:

1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PARENT TRACT
P.N. 01-03763-000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L202176133

Lot 16, Block 1, Railroad Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record "Aa", Page 38, Less and Except the South 75 feet thereof.

SURVEY DESCRIPTION OF LOT 28 (THIS PLAT):

LOT 16, BLOCK 1, RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A", PAGE 38, LESS AND EXCEPT THE SOUTH 75 FEET THEREOF. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 16 BEING ON THE WEST RIGHT-OF-WAY OF S. MAIN STREET (60' R/W); THENCE ALONG SAID WEST RIGHT-OF-WAY S02°25'48"W 99.25 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE N87°35'09"W 164.74 FEET TO AN IRON PIN FOUND; THENCE N02°20'40"E 97.94 FEET; THENCE S88°02'17"E 164.89 FEET TO THE POINT OF BEGINNING, CONTAINING 16251 SQUARE FEET OR 0.37 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ZONING AND SETBACK INFORMATION

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT D-C, DOWNTOWN CORE, AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
SIGNATURE
LAZARO G. PAYA

CERTIFICATE OF SURVEY.

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____ SIGNED: _____
LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|
| R1 | 10/22/22 | CITY OF BENTONVILLE COMMENTS |


PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. 13 - CAVE SPRINGS, AR - 72718


# LOT SPLIT
## LOT 16, BLOCK 1, RAILROAD ADDITION LESS AND EXCEPT THE SOUTH 75 FEET THEREOF CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

| | | | |
|---|---|---|---|
| PREPARED FOR: | MAIN STREET CORE, LLC | | |
| DRAWN BY: LP | SCALE: 1" = 20' | DATE: October 5, 2022 | |
| REVISED: LP | DWG: 22049_SPLIT | SHEET: 1 OF: 1 | |

CITY OF BENTONVILLE PROJECT NUMBER: LS22-0054

**ORDINANCE NO._____**

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 16 BLOCK 1 OF RAILROAD ADDITION CREATING NEW LOT 30 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0054).**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of **LOT 16 BLOCK 1 OF RAILROAD ADDITION** creating new **LOT 30 OF RAILROAD ADDITION**, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 15, 2022;

**WHEREAS**, said lot split is attached hereto as Exhibit "A";

**WHEREAS**, the owner has been noticed with a note on the lot split that structures built illegally in the right of way may be required to be removed at any time the City should the City need to access any portion of NE H St; and

**WHEREAS**, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

**WHEREAS**, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the lot split of **LOT 16 BLOCK 1 OF RAILROAD ADDITION** creating new **LOT 30 OF RAILROAD ADDITION** to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed.

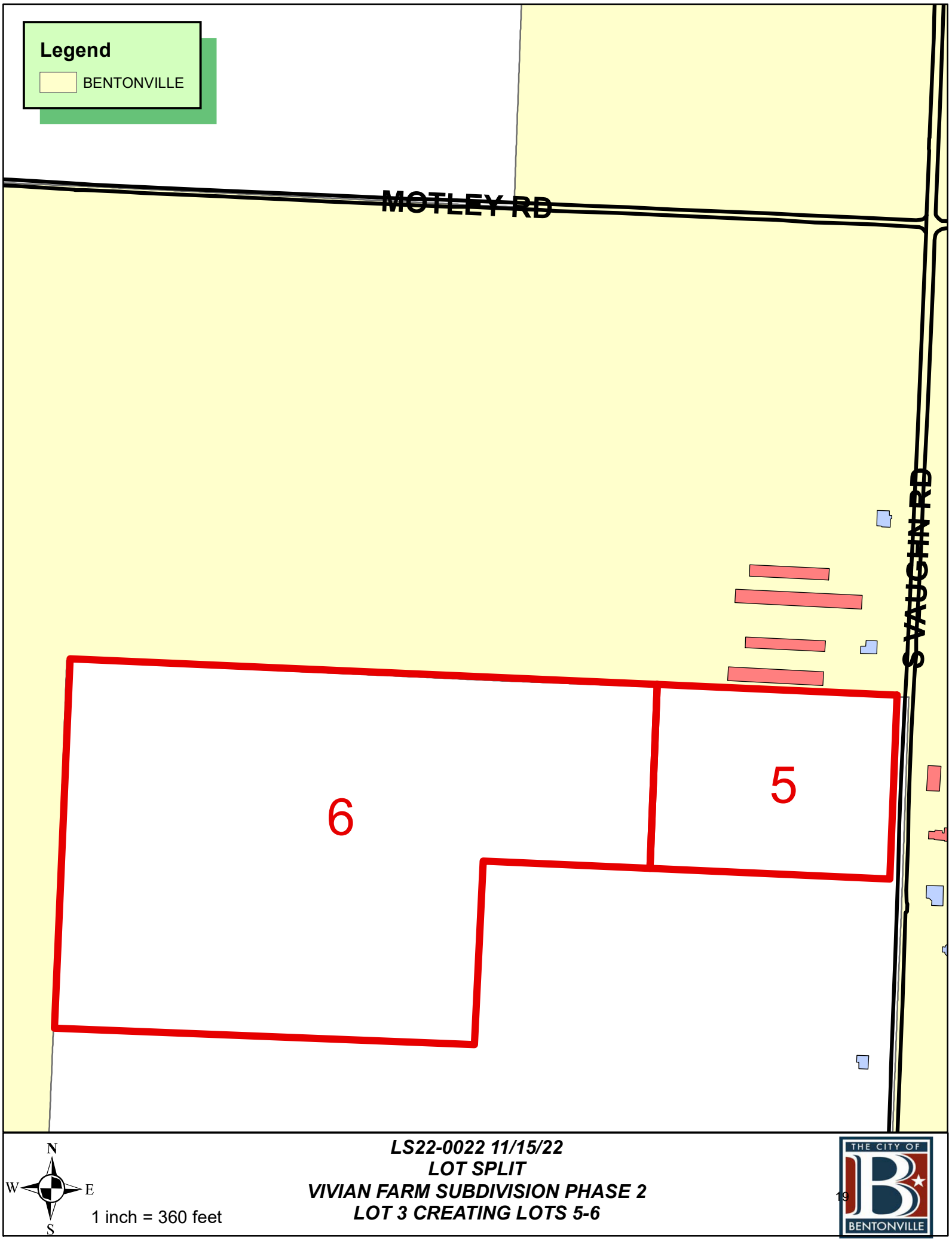
Section 4: Repeal of Conflicting Provisions**:** All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

**ATTEST:** _____
**Stephanie Orman, Mayor**

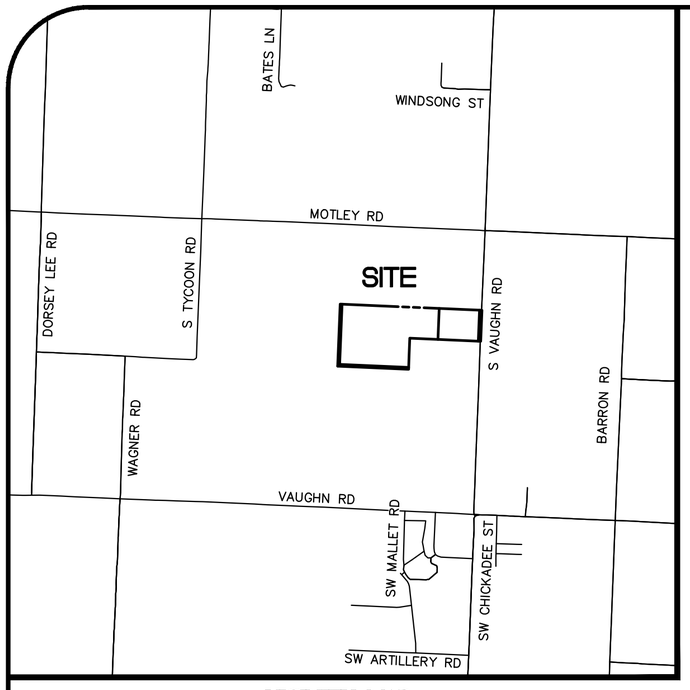
_____
**Kirby Romines, City Clerk**




N
W E
S

1 inch = 360 feet

***LS22-0022 11/15/22***
***LOT SPLIT***
***VIVIAN FARM SUBDIVISION PHASE 2***
***LOT 3 CREATING LOTS 5-6***




## VICINITY MAP

PART OF NW1/4, SECTION 17, T19N, R31W
SCALE: 1"=2000'

### *FLOOD NOTE*

BY GRAPHIC PLOTTING ONLY, THE PARENT TRACTS ARE IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 5, 2012. THE PARENT TRACTS ARE NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

## CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED :_____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. 2015 PAGE 43067

## CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED_____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

## SURVEY DESCRIPTION OF EXISTING LOT 3

LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N87°30'07"W 1322.17 FEET TO A 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3 THE SAME CORNER BEING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE S87°30'04"E 2644.50 FEET TO A FOUND RR SPIKE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°19'21"W 577.99 FEET TO A SET MAG NAIL WITH WASHER PLS 1337; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES:

1.) N87°30'18"W 1322.74 FEET TO A FOUND 5/8" REBAR;
2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S02°11'24"W 249.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2,294,040 SQUARE FEET OR 52.66 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

## SURVEY DESCRIPTION OF NEW LOT 5

PART OF LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 THE FOLLOWING (3) THREE COURSES:
1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR;
2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S87°30'18"E 524.12 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 753.62 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, N87°30'18"W 753.62 FEET TO THE POINT OF BEGINNING, CONTAINING 435,600 SQUARE FEET OR 10.00 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

## SURVEY DESCRIPTION OF NEW LOT 6

PART OF LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE N02°11'24"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING; THENCE N87°30'07"W 1287.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE N02°18'15"E 1122.20 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 1810.88 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, THE FOLLOWING THREE (3) COURSES:

1.) N87°30'18"W 524.12 FEET TO A FOUND 5/8" REBAR;
2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S02°11'24"W 214.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1,746,879 SQUARE FEET OR 40.10 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

## 45' PUBLIC RIGHT OF WAY

PART LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 THE FOLLOWING (3) THREE COURSES:
1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR;
2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR;
3.) S87°30'18"E 1277.74 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE S87°30'04"E 45.00 FEET TO A FOUND RR SPIKE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S02°19'21"W 577.99 FEET TO A SET MAG NAIL WITH WASHER PLS 1337 AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N87°30'18"W 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26,009 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

OWNER:
ELITE EQUITY GROUP OF ARKANSAS LLC
6077 SW REGIONAL AIRPORT BLVD., STE 1
BENTONVILLE, AR 72713

DEVELOPER:
ROTH FAMILY INC.
6077 SW REGIONAL AIRPORT BLVD., STE 1
BENTONVILLE, AR 72713

### *UTILITY NOTE*

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE TICKET NUMBER 220609-1774.

## NOTES

1. THIS PLAT REPRESENTS A LOT SPLIT OF LOT 3 OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS PER PLAT INSTR. NO. L202209326.
2. BASIS OF BEARINGS: GRID NORTH OF ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. SUBJECT TRACT IS LOCATED IN BENTON COUNTY, ARKANSAS.
5. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
6. A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
7. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
8. ALL UTILITIES SHOWN HEREON ARE EXISTING UTILITIES.
9. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
10. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
12. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
13. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

## 35' PUBLIC RIGHT OF WAY

PART LOT 3 OF OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, N87°30'07"W 1322.17 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3 THE SAME CORNER BEING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, S87°30'04"E 35.00 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°18'15"W 1122.20 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE S87°30'07"E 1287.10 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE S02°11'24"W 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 85,552 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

## CERTIFICATE OF SURVEYING ACCURACY

I, JAMES COLLINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

_____ _____
JAMES E. COLLINS — DATE OF EXECUTION
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1337

CERTIFICATE OF AUTHORIZATION — Anderson Engineering Inc. No. 335 — ARKANSAS

REGISTERED — STATE OF ARKANSAS NO. 1337 — SIGNATURE — JAMES E. COLLINS — PROFESSIONAL LAND SURVEYOR

**PRELIMINARY**

LS22-0055

CITY OF BENTONVILLE
ATLAS PAGE: 521

STATE PLAT CODE: 500-19N-31W-0-17-400-04-1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
811 E. 3RD STREET• JOPLIN, MISSOURI 64801•PHONE (417) 782-7399

| DRAWING INFO. | |
|---|---|
| FIELD BY: | MULT. |
| DRAWN BY: | KLM |
| CHECK BY: | JEC |
| DATE: | 10/04/22 |
| FIELD BOOK: | |
| JOB NUMBER: | 22R010026 |

| REVISIONS | | | |
|---|---|---|---|
| NO. | DESCRIPTION | BY | DATE |
| 1 | ADDRESS CITY COMMENTS | NKN | 10/18/22 |

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RANDY ROTH
LOT SPLIT OF LOT 3,
VIVIAN FARM SUBDIVISION, PHASE 2
CREATING LOTS 5 & 6
SI/2 NW1/4, SECTION 17, T19N, R31W
S VAUGHN RD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0249

SHEET NUMBER
1
OF 2

PARCEL 01-08199-075
BUFFINGTON BW LLC
4800 S VAUGHN RD
BENTONVILLE, AR

SEE DETAIL "B"

PARCEL 01-08199-055
RUSSOW, KENNETH E & CHARLOTTE J
4910 S VAUGHN RD
BENTONVILLE, AR

1/2" PLS 944
N: 733290.95'
E: 631161.01'

[S87°30'05"E]
S87°30'04"E
1810.88'

1/2" PLS 147
[2644.52']
2644.50'
209.19'
753.62'
550.35'

1/2" PLS 944
RR SPIKE
L4

PROPOSED COLLECTOR
70' R/W PER MSP
(CENTERED ON FORTY LINES)

L6
35'
70'

[1157.13']
1157.20'
1122.20'

DETAIL "B"
SCALE: 1"=30'

RR SPIKE
45.00'
39.07'
S87°30'04"E
1/2" PLS 944
5.93'

15' UE PER
L201904858

578.04'

LOT 6
1,746,879 SQ. FT. ±
40.10 AC. ±
(BY THIS PLAT)

EXISTING LOT 3
OF VIVIAN FARM SUBDIVISION, PHASE 2
PER PLAT INSTR. NO. L202209326
PARCELS 15-19103-000 AND 15-19103-001
ELITE EQUITY GROUP OF ARKANSAS LLC
S VAUGHN RD
2,294,040 SQ. FT. ±
52.66 AC. ±

45' PUBLIC RIGHT OF WAY
BY THIS PLAT
26,009 SQ. FT. ±
0.60 AC. ±
(BY THIS PLAT)

LOT 5
435,600 SQ. FT. ±
10.00 AC. ±
(BY THIS PLAT)

20' UE PER
L202185464

577.99'
[578.05']
S2°19'21"W

N2°19'21"E

LOT LINE TO BE
ESTABLISHED
BY THIS PLAT

45'
90'

5/8" RBR
(0.34' WEST)

PARCEL 01-08203-015
HIGHLAND LLC
N TYCOON RD
BENTONVILLE, AR

[N2°18'22"E]
N2°18'15"E
S2°18'15"W

578.98'

524.12'
N87°30'18"W
[N87°30'18"W]

753.62'
1322.74'
[1322.76']

5/8" RBR
P.O.B.
NEW LOT 5
L5
MNS
P.O.B.
45' PUBLIC
RIGHT OF WAY

S VAUGHN RD
ARTERIAL (90' R/W PER MSP)
80' HWY R/W PER AHTD JOB #R90015

35' PUBLIC RIGHT OF WAY
BY THIS PLAT
85,552 SQ. FT. ±
1.96 AC. ±
(BY THIS PLAT)

80' GAS
UE PER
395-411

60'
20'
80' GAS UE PER 394-541
GAS SIGN
GAS SIGN

329.89'
[329.90']
S2°17'14"W
[S2°17'24"W]

5/8" RBR

(NOT A PART)
LOT 4, VIVIAN FARM SUBDIVISION, PHASE 2
PER PLAT INSTR. NO. L202209326
PARCEL 15-19103-002
WASHARK INVESTMENTS LLC
S VAUGHN RD

249.21'
[249.05']
214.21'
S2°11'24"W
[S2°12'02"W]

(NOT A PART)
LOT 2, VIVIAN FARM SUBDIVISION, PHASE 2
PER PLAT INSTR. NO. L202193303
PARCEL 15-19104-000
WASHARK INVESTMENTS LLC
S VAUGHN RD

S87°30'07"E
1287.10'
P.O.B.
NEW LOT 6
PROPOSED
R/W PER MSP

35'
70'
N87°30'07"W
[N87°30'13"W]
1322.17'
[1322.15']
L7

1/2" PLS 944
SW CORNER
SW1/4 NW1/4
(W1/4 CORNER)
SECTION 17
T19N, R31W

SEE DETAIL "A"

P.O.B.
EXISTING LOT 3
& 35' R/W
P.O.C.
NEW LOT 5
NEW LOT 6
& 45' R/W
5/8" RBR
SE CORNER
SW1/4 NW1/4
SECTION 17
T19N, R31W
N: 732077.07'
E: 632435.40'

PROPOSED COLLECTOR
70' R/W PER MSP (CENTERED ON FORTY LINES)

PARCEL 18-09007-002
OVERLAND DEVELOPMENT INC
5498 S VAUGHN RD

LOT 1, VIVIAN FARM SUBDIVISION
PER PLAT INSTR. NO. L202058223
PARCEL 15-19010-000
WASHARK INVESTMENTS LLC
5300 S VAUGHN RD

PARCEL 01-08203-099
ROTH FARMS LLC
S VAUGHN RD
BENTONVILLE, AR

R1 5/8" RBR
L1
GAS SIGN
L3
L2
R2 5/8" RBR
R3 5/8" RBR
1/2" PLS 944
SW CORNER
SW1/4 NW1/4
(W1/4 CORNER)
SECTION 17
T19N, R31W

DETAIL "A"
SCALE: 1"=10'
REFERENCES TO W1/4 CORNER OF SECTION 17

| REFERENCE LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | N60°07'40"E | 14.44' |
| L2 | S72°21'05"E | 15.28' |
| L3 | S51°34'41"W | 10.49' |
| L4 | S87°30'04"E | 45.00' |
| L5 | S87°30'18"E | 45.00' |
| L6 | N87°30'04"W | 35.00' |
| L7 | N2°11'24"E | 35.00' |

| ACREAGE BY QUARTER-QUARTER (AC. ±) | | |
|---|---|---|
| | SW1/4 NW1/4 | SE1/4 NW1/4 |
| LOT 5 | 0.0 | 10.0' |
| LOT 6 | 33.1 | 7.0 |

IN SECTION 17, T19N, R31W

**LEGEND**

- PROPERTY LINE
- PREVIOUS OR ADJOINING BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY (R/W) LINE PER MASTER STREET PLAN (MSP)
- PROPOSED RIGHT OF WAY (R/W) LINE PER MASTER STREET PLAN (MSP)
- X FENCE
- [XXXX] RECORD MEASUREMENT PER PLAT INSTR. NO. L202209326
- GM GAS METER
- PP POWER POLE
- GY GUY WIRE
- FOUND MONUMENT, AS NOTED
- SET 5/8" WITH CAP MARKED "PLS 1337"
- MNS SET MAG NAIL WITH WASHER MARKED "PLS 1337"
- BENCHMARK
- RBR REBAR
- R/W RIGHT OF WAY
- UE UTILITY EASEMENT
- MSP MASTER STREET PLAN
- EL ELEVATION
- RR RAILROAD
- R# REFERENCE FROM CORNER
- W WATER METER
- S SANITARY SEWER MANHOLE
- GAS LINE WITNESS POST

CONVERGENCE = -1°20'35"
COMPUTED AT THE FOUND 5/8" REBAR AT
THE P.O.B. OF LOT 6 AND P.O.C. OF LOT 5
LATITUDE = N36° 19' 21.59111367"
LONGITUDE = W94° 18' 28.86368804"
ELEVATION = 1269.12'

GRAPHIC SCALE
150 0 75 150
( IN FEET )
1 inch = 150 ft.

GRID

REGISTERED
STATE OF ARKANSAS
NO.1337
SIGNATURE
JAMES E. COLLINS
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
NO. 355
ARKANSAS

PRELIMINARY

ANDERSON ENGINEERING
EMPLOYEE OWNED
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811 E. 3RD STREET•JOPLIN, MISSOURI 64801•PHONE (417) 782-7399

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RANDY ROTH
LOT SPLIT OF LOT 3,
VIVIAN FARM SUBDIVISION, PHASE 2
CREATING LOTS 5 & 6
S1/2 NW1/4, SECTION 17, T19N, R31W
S VAUGHN RD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0249

SHEET NUMBER
2
OF 2

**ORDINANCE NO._____**

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 3 OF VIVIAN FARMS SUBDIVISION, PHASE 2 CREATING NEW LOTS 5 AND 6 OF VIVIAN FARMS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES**

**(PROJECT NUMBER: LS22-0055).**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of **LOT 3 OF VIVIAN FARMS SUBDIVISION, PHASE 2** creating new **LOTS 5 AND 6 OF VIVIAN FARMS SUBDIVISION**, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 15, 2022;

**WHEREAS**, said lot split is attached hereto as Exhibit "A";

**WHEREAS**, the owner has been noticed with a note on the lot split that structures built illegally in the right of way may be required to be removed at any time the City should the City need to access any portion of NE H St; and

**WHEREAS**, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

**WHEREAS**, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the lot split of **LOT 3 OF VIVIAN FARMS SUBDIVISION, PHASE 2** creating new **LOTS 5 AND 6 OF VIVIAN FARMS SUBDIVISION** to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed.

Section 4: Repeal of Conflicting Provisions**:** All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

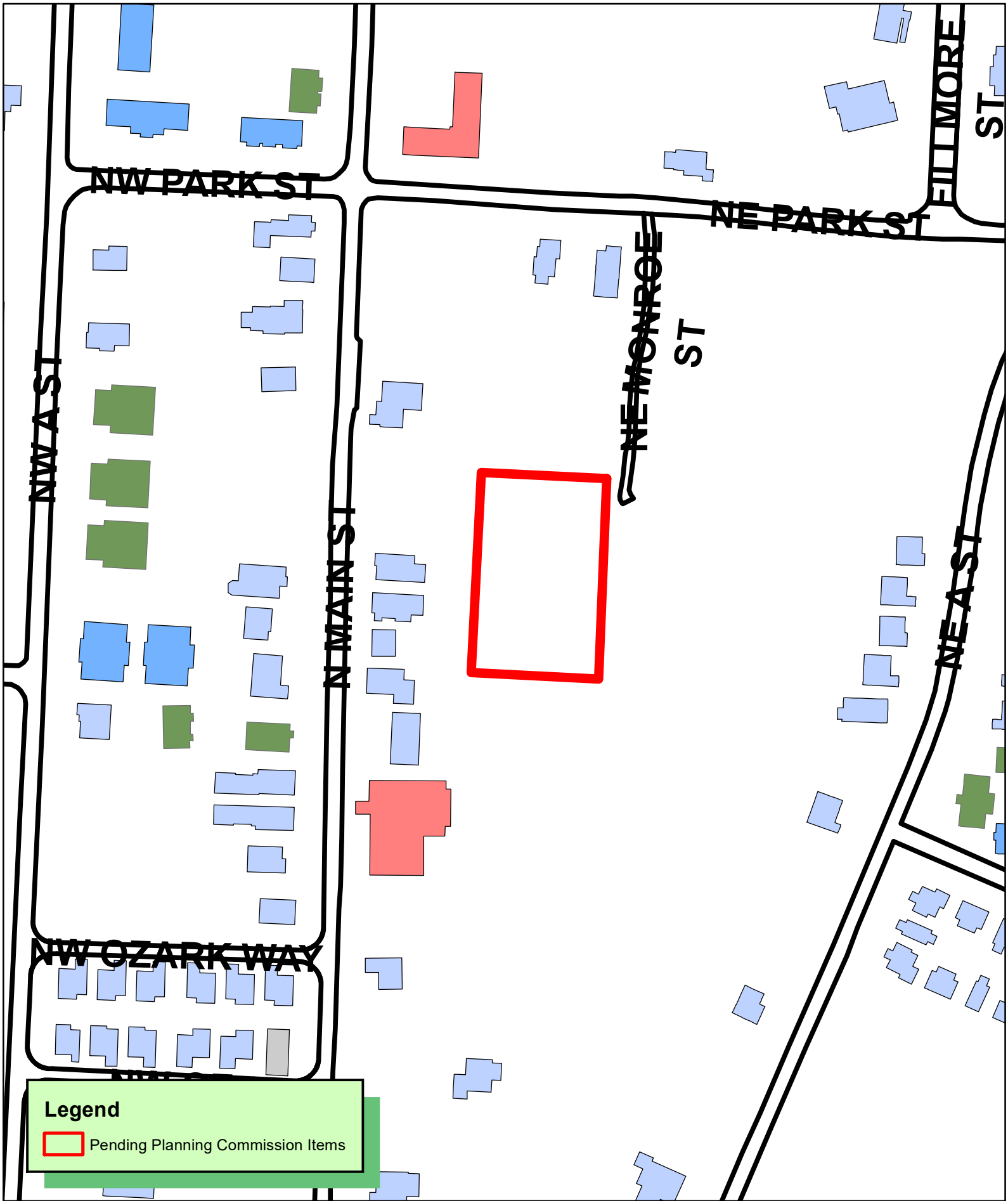
_____

**Stephanie Orman, Mayor**

**ATTEST:**

_____

**Kirby Romines, City Clerk**




N
W E
S

1 inch = 150 feet

***LS22-0056 11/15/22***
***LOT SPLIT***
***W A BURKS ADDITION***
***LOTS 14-18 BLOCK 5 CREATING LOT 27***



THE CITY OF BENTONVILLE

# W. A. BURK'S ADDITION

## LOTS 13, 14, 15, 16, 17 and 18, BLOCK 5

## BENTONVILLE, ARKANSAS

### SURVEY NOTES:

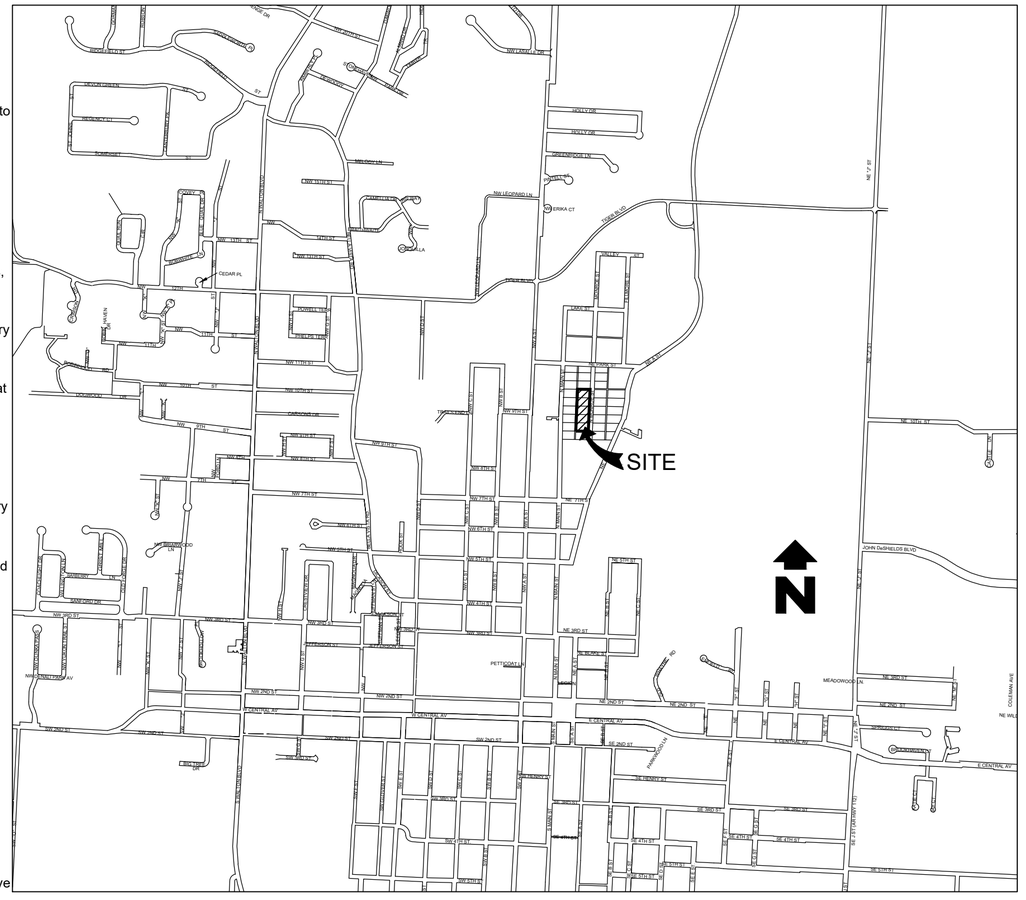
1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2009, Page 50118 and Plats O-156 and 16-40 filed at the court house in Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: The West Boundary of Section 28, T-20-N, R-31-W per a Plat Book 2009, Pg. 380.
6. Basis of Elevation: NAVD88, checking with OPUS.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. The hereon described property is classed Rural.
12. This property is zoned R-1 (Residential).
13. Building setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. Visit www.bentonvilleplanning.com or call the Planning Dept. at 479-271-3122 for more information.
14. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
15. Subsurface and environmental conditions were not examined nor considered a part of this survey.
16. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities and or structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
17. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
18. All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.

### FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 28, 2007.


SITE
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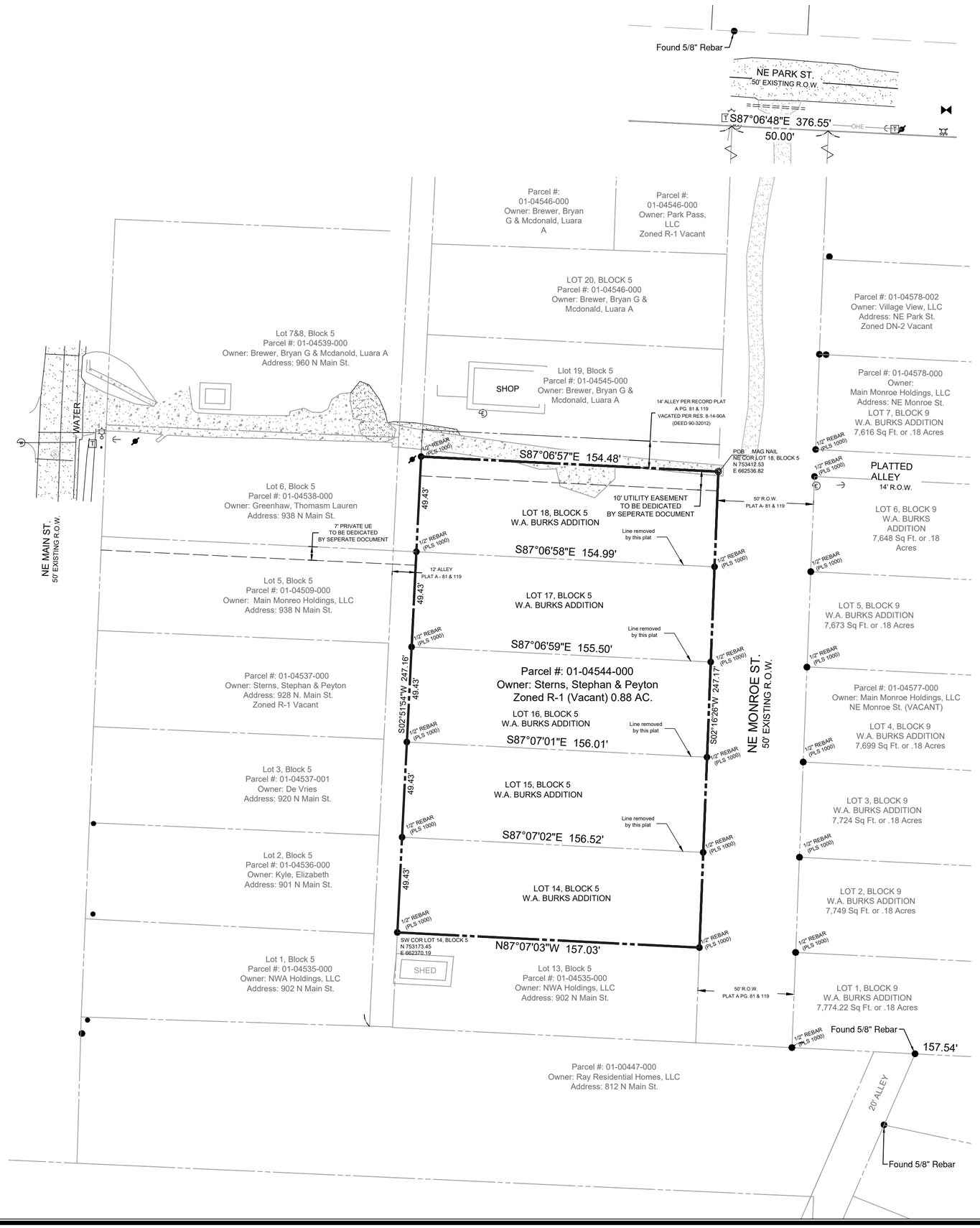


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40 0 40

SCALE: 1" = 40'

## BASIS OF BEARINGS:

ARKANSAS-NORTH
STATE PLANE GRID
FOUND 5/8" REBAR BEING THE SW CORNER OF
LOT 2-A OF DEMMING'S SECOND ADDITION
N: 753110.429
E: 662638.919
CONVERGENCE: -01°17'03.56171"

## SITE LEGEND

- FOUND MAGNAIL W/WASHER (AR1002)
- MONUMENT FOUND (AS NOTED)
- UTILITY POLE
- ELECTRIC METER
- GUYWIRE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE RISER
- SIGN
- LIGHT POLE
- GAS METER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE (WOOD)
- CONCRETE
- ASPHALT

OWNER:
Sterns, Stefan & Peyton
928 North Main Street
Bentonville, AR 72712

SHEET: LOT SPLIT

PROJECT: LOT SPLIT FOR LOTS 14 THROUGH 18 BLOCK 5 OF W.A. BURK'S ADDITION NE MONROE STREET BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. ED GRAY PRELIMINARY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

| | |
|---|---|
| PLS: | JW |
| CAD: | KB |
| FIELD: | MJH |
| SCE PROJECT #: | 21090 |
| DATE: | 10/24/2022 |
| SHEET: | 2 OF 2 |

COB PROJECT # PLA22-0056

21090 STERNS LOT SPLIT

**ORDINANCE NO. _____**

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 14, 15, 16, 17, AND 18 OF W. A. BURKS ADDITION; CREATING NEW LOT 27 OF W. A. BURKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.**
**(PROJECT NUMBER: LS22-0056)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of **LOTS 14, 15, 16, 17, AND 18 OF W. A. BURKS ADDITION** creating new **LOT 27 OF W. A. BURKS ADDITION** to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 15, 2022;

**WHEREAS**, said property line adjustment is attached hereto as Exhibit "A";

**WHEREAS**, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

**WHEREAS**, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the property line adjustment of **LOTS 14, 15, 16, 17, AND 18 OF W. A. BURKS ADDITION;** creating new **LOT 27 OF W. A. BURKS ADDITION** to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

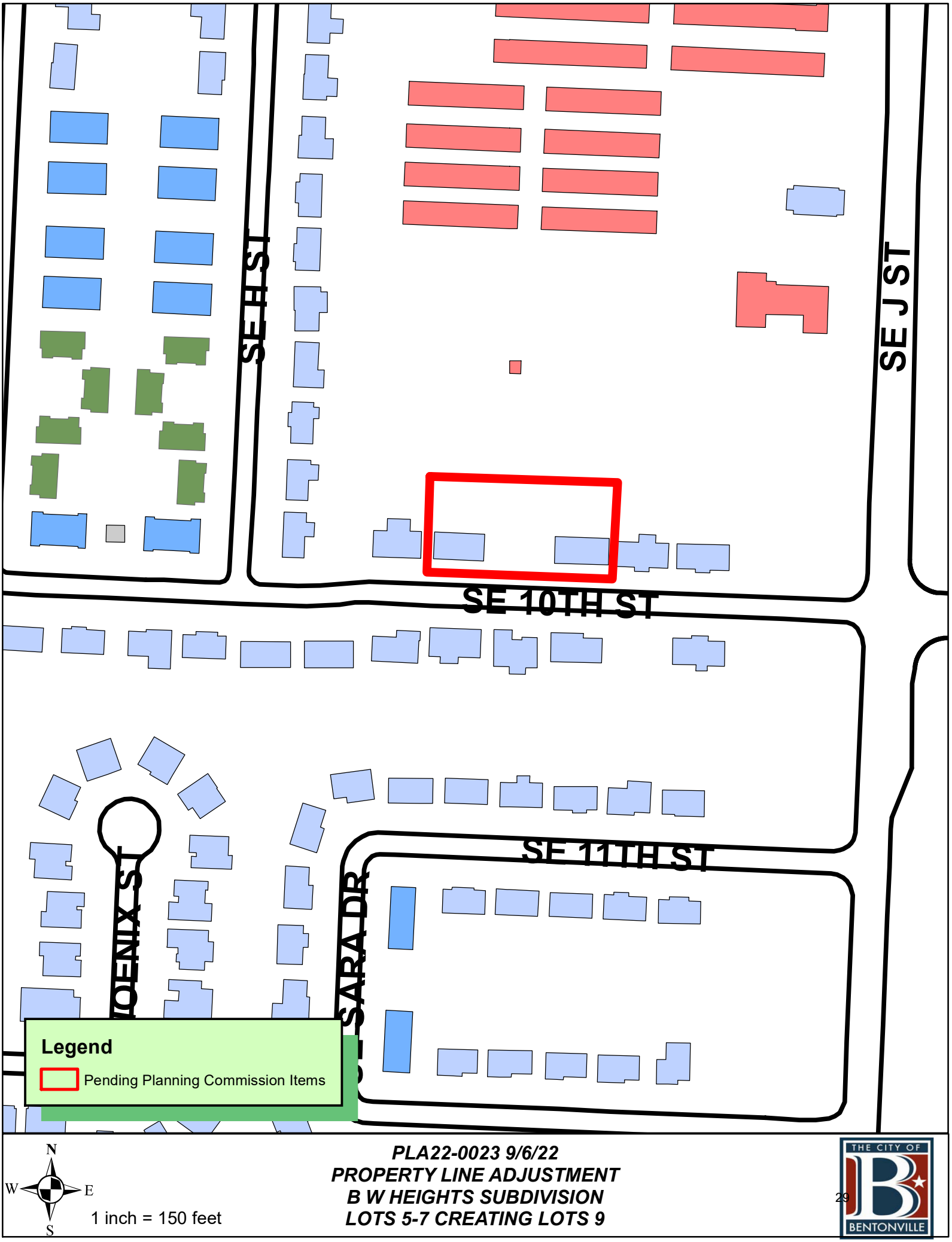
**APPROVED:**

**_____**
**Stephanie Orman, Mayor**

**ATTEST:**

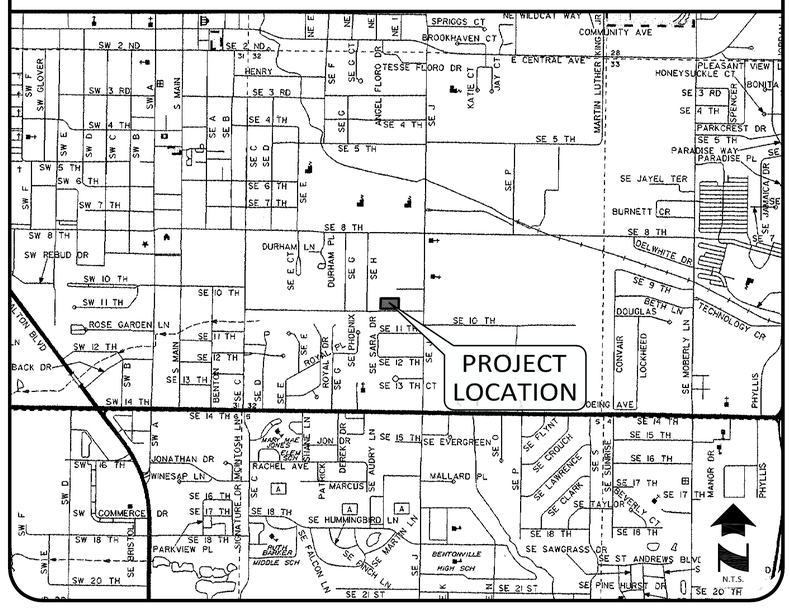
_____

**Kirby Romines, City Clerk**




***PLA22-0023 9/6/22***
***PROPERTY LINE ADJUSTMENT***
***B W HEIGHTS SUBDIVISION***
***LOTS 5-7 CREATING LOTS 9***

# VICINITY MAP




Grid North

30 0 30

Scale in Feet
1" = 30 Feet

## LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Boundary Line Being Removed
- Ex. Right of Way Line (R/W)
- Dedicated Right of Way Per This Plat (R/W)
- Ex. Road Centerline (℄)
- Ex. Easement Line
- Ex. Rebar, As Noted
- Ex. Nail, As Noted
- Set 1/2" Rebar w/ PS# 1834 Cap

## GENERAL NOTES:

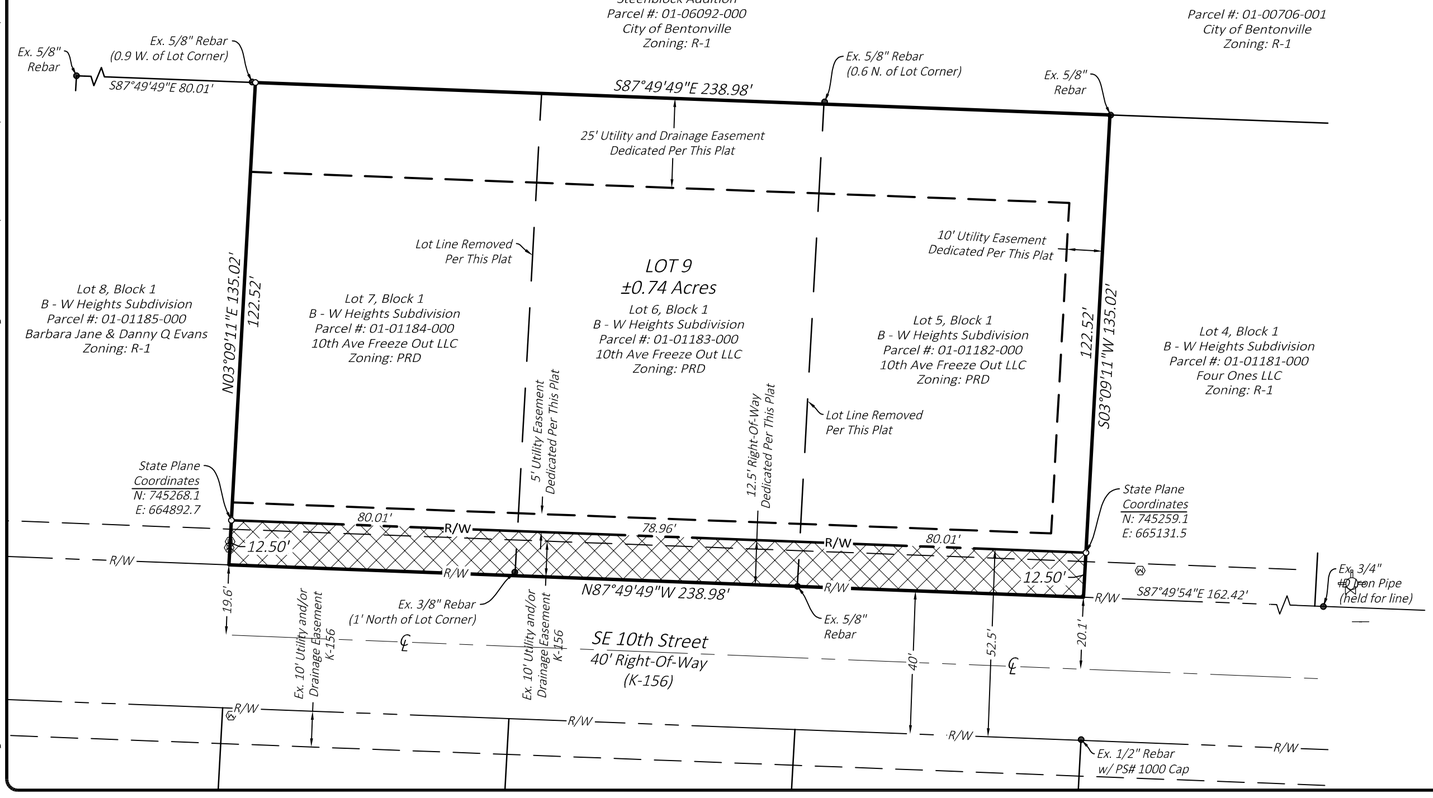
- Basis of Bearings - Grid North, Arkansas State Plane Coordinate System, North Zone (0301). Based on static base position and utilizing Real Time Kinematic and terrestrial observations from City of Bentonville Monument No. 7, having a published value of : Northing 746381.99 USFT, Easting 665600.64 USFT, and an ellipsoid height of 1214.31 USFT.
- Scale Factor - 1.0000304998 (grid to ground)
- Vertical Datum - NAVD 88 (Geoid 18) based on differential leveling and terrestrial observations from City of Bentonville Monument 7, having a published orthometric height of 1306.69 USFT.
- Flood Information - Based on Graphical Review only of FIRM 05007C0255K and having a revision date of June 5, 2012, the subject property lies wholly within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- Last Date of Field Survey - January 18, 2022.
- Reference Documents - Warranty Deeds filed for record at Document Numbers L202122062, L202122286, and L202149944.
- Record Plat of B-W Heights Subdivision as file for record at Plat Book K Page 165 on December 16, 1971.

## CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Current Zoning: PRD
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.

## LEGAL DESCRIPTION - SOMA TERRACE:

Lots 5, 6, and 7, all in Block 1 of the Final Plat of B-W Heights Subdivision to the City of Bentonville, Arkansas as filed for record at Plat Book K Page 156




## CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
10th Avenue Freeze Out LLC, Managing Member: Bill Butler

Source of Title: Warranty Deeds filed for record at Document Numbers L202122062, L202122286, and L202149944.

State Of Arkansas )
) SS
County Of Benton )

Sworn And Subscribed Before Me This Day _____Of _____, 2022.

Notary Public: _____

My Commission Expires: _____

## CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

Signed _____
City Clerk, City Of Bentonville

SURVEYORS DESCRIPTION LOT 9:

All of Lots Five, Six, and Seven of B-W Heights Subdivision as filed for record at Plat Book XX , in Benton County, Arkansas and more particularly described as follows:

Commencing at an existing five-eighths inch (5/8") rebar at the Northwest Corner of Lot 8, Block 1 of the B-W Heights Subdivision; thence South 87°49'49" East a distance of 80.01 feet to the Northwest Corner of Lot 7, Block 1 of said Subdivision and the Point of Beginning; thence South 87°49'49" East a distance of 238.98 feet to the Northeast Corner of Lot 5, Block 1 being an Existing five-eighths inch (5/8") rebar; thence South 03°09'11" West 135.02 feet to the Southeast Corner of Lot 5, Block 1; thence N87°49'49" W 238.98 feet to the Southwest corner of Lot 7, Block 1; thence N03°09'11"E 135.02 feet to the Point of Beginning, containing 0.74 acres, more or less.

## CERTIFICATE OF SURVEY ACCURACY

I, Clayton D. Crotts, Hereby Certify That This Plat Correctly Represents A Boundary Survey made By Me Or Under My Direct Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type, And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Standards for Boundary Surveys and Plats Have Been Met.

Date of Execution: August 29, 2022

FOR REVIEW

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

Arkansas Professional Surveyor, #1834

Filing Block

## OWNER / DEVELOPER

10th Avenue Freeze Out, LLC
437 North Bonhill Road
Los Angeles, CA 90049
Contact: Bill Butler
Telephone: (310)463-0555

## SURVEYOR

Halff Associates, Inc.
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Clayton D. Crotts
Telephone: (479) 273-2209

HALFF

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

# SOMA TERRACE

**Property Line Adjustment of Lots 5, 6, 7, Block 1 of B-W Heights Addition Creating Lot 9**
**B-W Heights Addition**
**Bentonville, Arkansas**
**Prepared For: Bill Butler**

# PROPERTY LINE ADJUSTMENT

**City Of Bentonville Project Number: PLA22-0023**

**Revisions**

| | | | |
|---|---|---|---|
| Drawn By: | JDS | Vert. Scale: | N/A |
| Approved By: | CDC | Horiz. Scale: | 1" = 30' |
| Date: | 08.29.2022 | Plot Scale: | 1 |
| Project No.: | BUT-04 | DWG Name: | PLAT |

SHEET 1 of 1



Drawing Name: P:\BUT-04 - SOMA Terrace\DRAFTING\BUT-04 Lot Combination PLAT.dwg Last Modified: Sep 26, 2022 - 4:36pm Plotted on: Sep 26, 2022 - 4:46pm by cn5163

**ORDINANCE NO. _____**

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 5, 6, AND 7 OF B-W HEIGHTS SUBDIVISION; CREATING NEW LOT 9 OF B-W HEIGHTS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.**
**(PROJECT NUMBER: LS22-0056)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of **LOTS 5, 6, AND 7 OF B-W HEIGHTS SUBDIVISION** creating new **LOT 9 OF B-W HEIGHTS SUBDIVISION** to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 15, 2022;

**WHEREAS**, said property line adjustment is attached hereto as Exhibit "A";

**WHEREAS**, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

**WHEREAS**, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the property line adjustment of **LOTS 5, 6, AND 7 OF B-W HEIGHTS SUBDIVISION;** creating new **LOT 9 OF B-W HEIGHTS SUBDIVISION** to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

**_____**
**Stephanie Orman, Mayor**

**ATTEST:**

_____

**Kirby Romines, City Clerk**

*Civil Engineering, Landscape Architecture,*
*Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

October 17, 2022

City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

**Project #:** **LSD21-0063**
**Request:** **Large Scale Development Extension**
**Proj. Name:** **Artspace SOMO Lofts**
**CEI Proj. #** **32009**

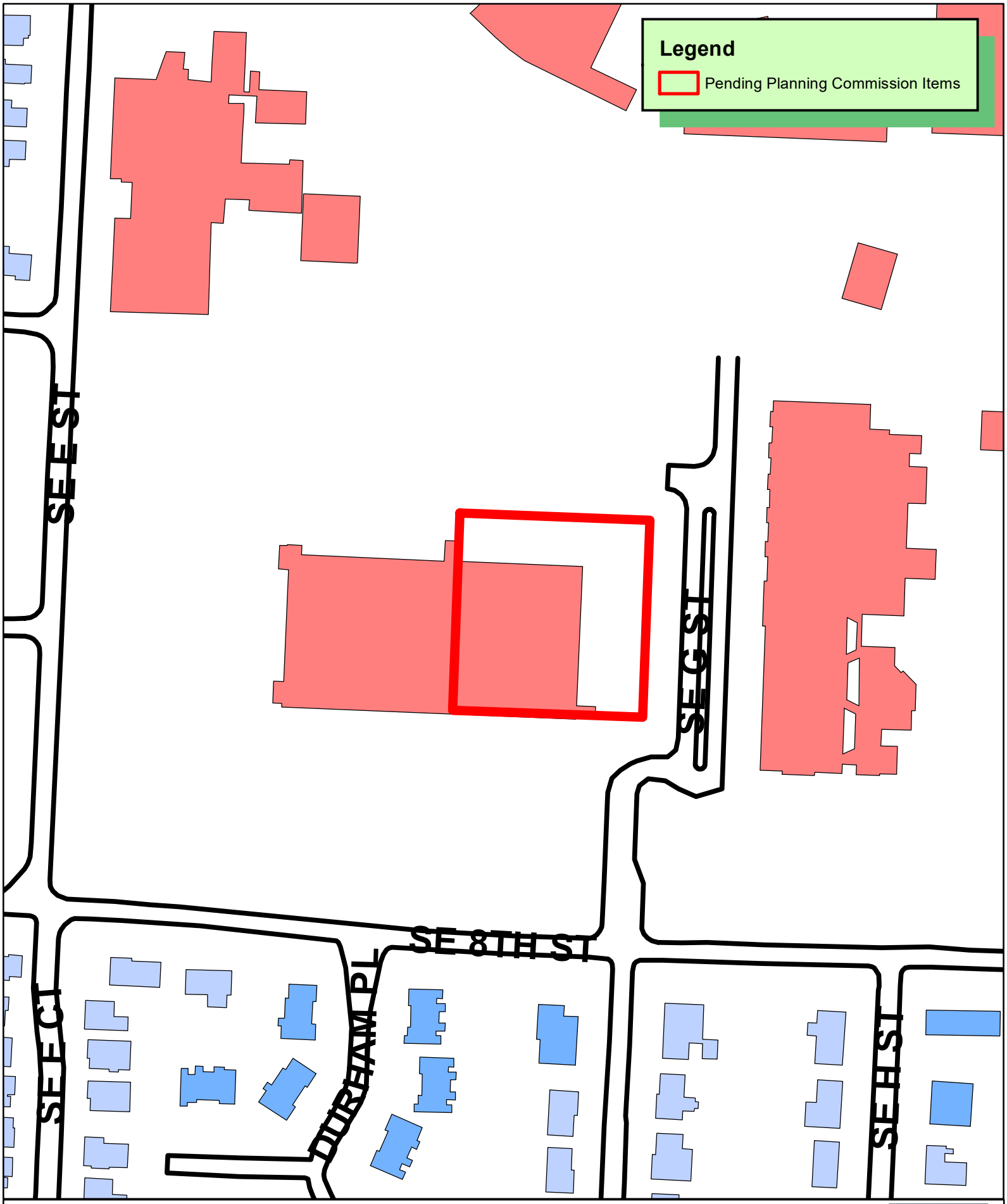
Dear Planning Commission:

Please accept this letter as a formal request by Artspace SOMO Lofts for a 6-month extension of the approved LSD for the multi-family development at 701 SE 8th Street in Bentonville, Arkansas. The date of Planning Commission approval for this LSD was December 7, 2021, and the Owner will not have scheduled start of construction by December 7, 2022 due to delays in arranging financing for the project. Specifically, the federal grants being secured for the affordable housing support have required that the project be contained on its own lot. That lot split has now been submitted and approved by the city which will allow the LSD project to be resubmitted for building permits and bidding. Construction of the project will begin in spring.

Thank you for your time and consideration in this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
**CEI Engineering Associates, Inc.**

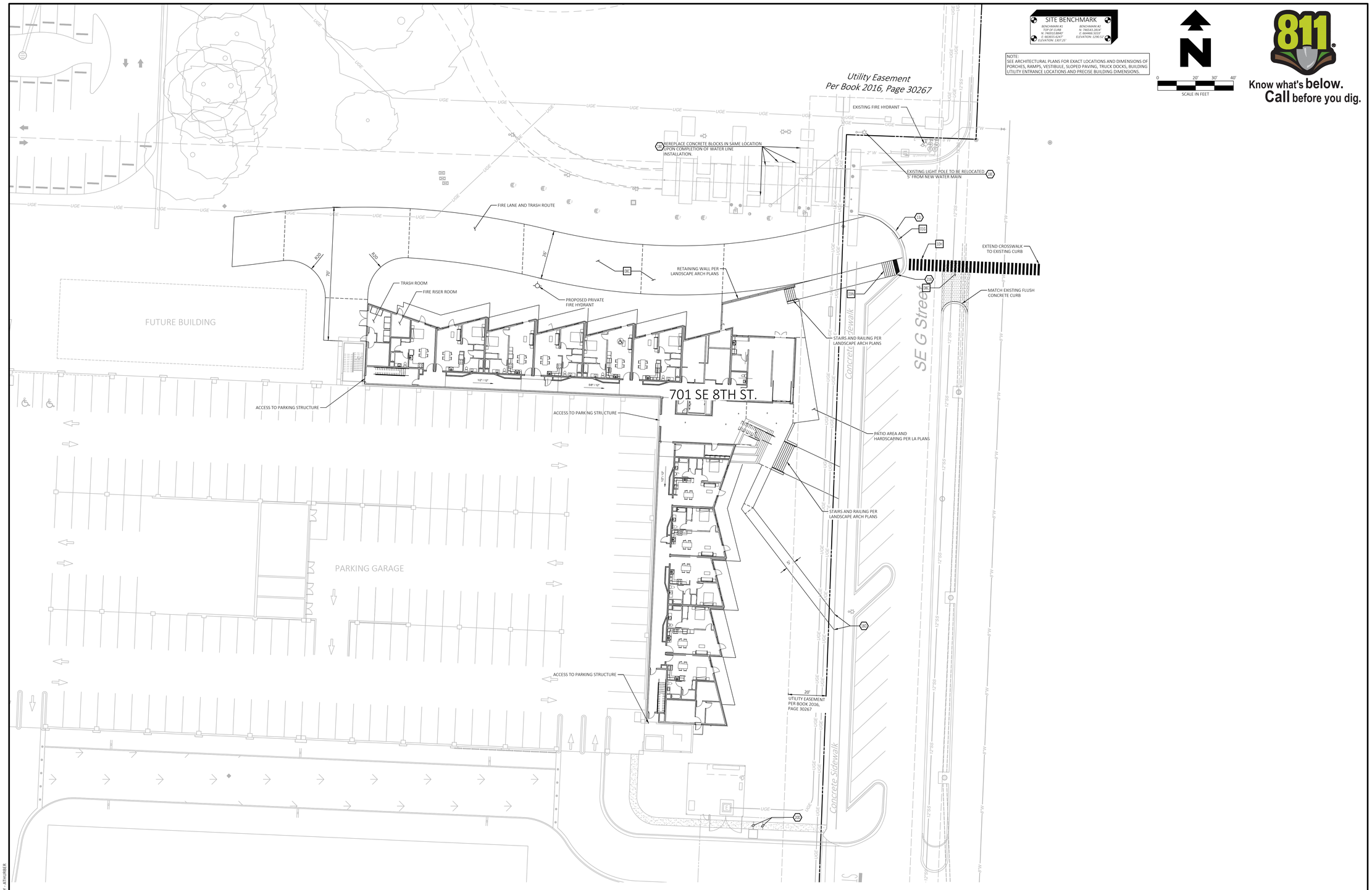
Nate Bachelor
Project Manager




N
W E
S

1 inch = 150 feet

***LSD21-0063***
***LARGE SCALE DEVELOPMENT***
***ARTSPACE SOMO LOFTS***
***701 SE 8TH ST***




## EXISTING LEGEND

| | | | |
|---|---|---|---|
| e | EAST OR ELECTRIC | X"SS | SANITARY SEWER |
| n | NORTH | UGE | UNDERGROUND ELECTRIC |
| oh | OVERHEAD | OHE | OVERHEAD ELECTRIC |
| s | SOUTH OR SEWER | UGT | UNDERGROUND TELEPHONE |
| t | TELEPHONE | X"G | GAS |
| ug | UNDERGROUND | X"W | WATER |
| w | WEST OR WATER | | |
| | PROPERTY LINE | .5-10-11.5|0.5 | TREE INFO<br>.5 = DIAMETER OF TRUNK IN FEET<br>10 = HEIGHT OF TREE IN FEET<br>11 = CANOPY DIAMETER IN FEET<br>0.5 = ELEVATION AT BASE OF TREE |
| | RIGHT OF WAY LINE | | |
| | STORM DRAIN | | |

## PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER, SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- LIMITS OF STANDARD DUTY ASPHALT PAVING
- CURB INLET

## GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

## SITE NOTES

13J FIRE LANE STRIPING
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION.
20D REPLACE/RESTORE SIDEWALK TO MATCH EXISTING.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.

## SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01G TYPE G CURB (MOUNTABLE)
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08A STANDARD DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
10H CROSSWALK MARKING (WHITE THERMOPLASTIC)

LSD21-0063

© 2021 CEI ENGINEERING ASSOCIATES, INC.

# ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:
ARTSPACE
250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:
kdA
KEVIN DALY ARCHITECTS
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016
T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
**HIGHT JACKSON ASSOCIATES**
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
**ENGINEERING CONSULTANTS**
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
**CEI ENGINEERING ASSOCIATES**
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPIT:
**HP ENGINEERING**
5214 W. Village Parkway,
Suite 120
Rogers, AR 72758

Landscape:
**HOWELL & VANCUREN**
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL L. BACHELOR
01/04/2022

ISSUED FOR:

| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| 1 | 100% SD | 12.08.20 |

KEY PLAN:

| 32009 | 12/30/2021 | NLB | NLB | RJC | SAH |
|---|---|---|---|---|---|
| CEI PROJECT NO. | INITIAL DATE | DPOR | PM | DES | DRW |

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ARTSPACE
701 SE 8TH STREET
BENTONVILLE, ARKANSAS

SITE PLAN | REV DATE 12/30/21 REV-0 | SHEET NO. C2.0

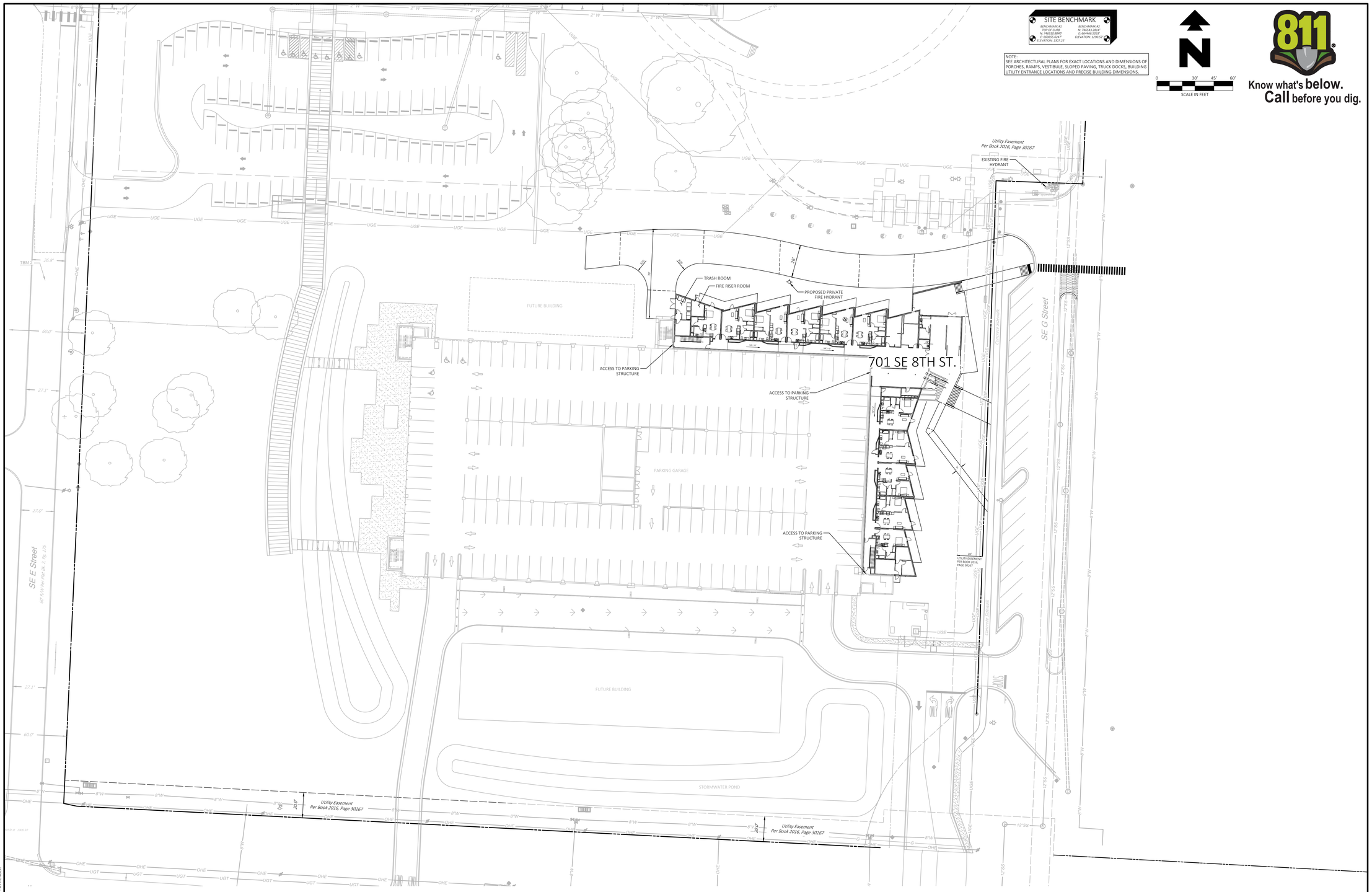
TITLE: SITE PLAN

PLOT: 10/13/2021

SHEET: C2.0

© 2021 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - P:\32009\32009.05\DRAWINGS\DESIGN\WORKING\32009.SP.DWG - SAVED BY - ATHUBER




## EXISTING LEGEND

| | | | |
|---|---|---|---|
| e | EAST OR ELECTRIC | X"SS | SANITARY SEWER |
| n | NORTH | UGE | UNDERGROUND ELECTRIC |
| oh | OVERHEAD | OHE | OVERHEAD ELECTRIC |
| s | SOUTH OR SEWER | UGT | UNDERGROUND TELEPHONE |
| t | TELEPHONE | X"G | GAS |
| ug | UNDERGROUND | X"W | WATER |
| w | WEST OR WATER | | |
| | PROPERTY LINE | .5-10-11 50.5 | TREE INFO<br>.5 = DIAMETER OF TRUNK IN FEET<br>10 = HEIGHT OF TREE IN FEET<br>11 = CANOPY DIAMETER IN FEET<br>50.5 = ELEVATION AT BASE OF TREE |
| | RIGHT OF WAY LINE | | |
| | STORM DRAIN | | |

## PROPOSED LEGEND

| | |
|---|---|
| | PROPERTY LINE/RIGHT OF WAY LINE |
| | CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B. |
| | BUILDING CONTROL POINT |
| # | PROPOSED PARKING SPACES |
| | LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS) |
| | LIMITS OF STANDARD DUTY ASPHALT PAVING |
| | CURB INLET |

## GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

© 2021 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - P:\32000\32009.00\DRAWINGS\DESIGN\WORKING\32009 SP.DWG - SAVED BY - ATHURBER

# ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:
ARTSPACE

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:
kdA
KEVIN DALY ARCHITECTS
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

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3108 SW Regency Pkwy #2
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**HP ENGINEERING**
5214 W. Village Parkway,
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123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR

01/04/2022

ISSUED FOR:

| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| 1 | 100% SD | 12.08.20 |

KEY PLAN:

| | | | | | | |
|---|---|---|---|---|---|---|
| 32009 | 12/30/2021 | NLB | NLB | RJC | SAH | |
| CEI PROJECT NO. | INITIAL DATE | DPDR | PM | DES | DRW | |

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ARTSPACE
701 SE 8TH STREET
BENTONVILLE, ARKANSAS

OVERALL SITE PLAN

| REV. DATE | SHEET NO. |
|---|---|
| 12/30/21 REV-0 | C2.1 |

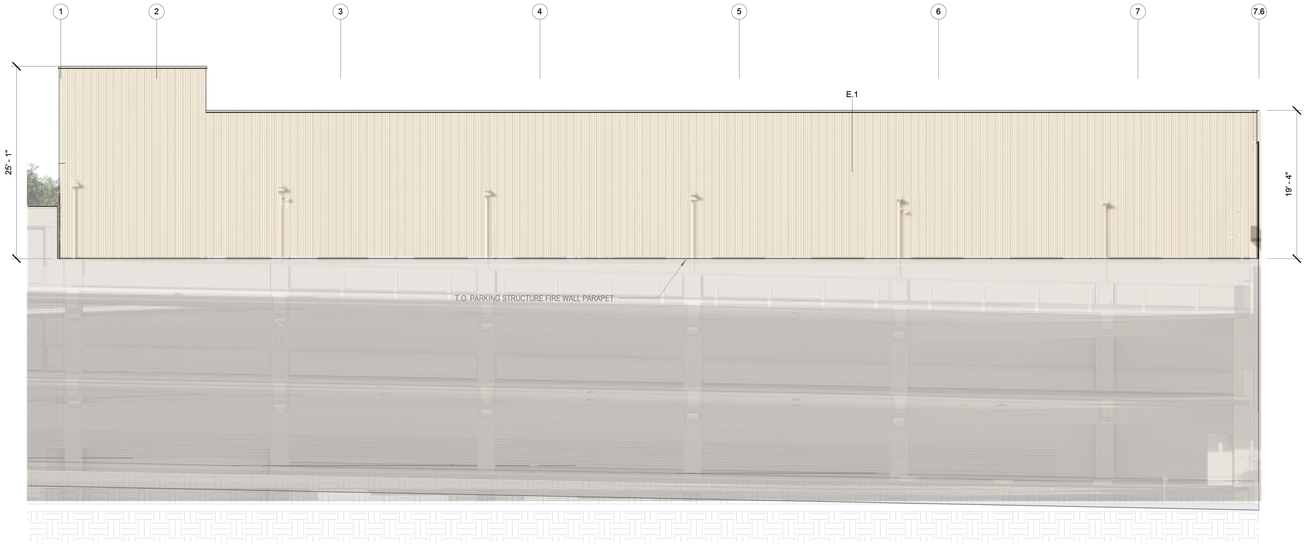
LSD21-0063

© 2021 CEI ENGINEERING ASSOCIATES, INC.

TITLE: OVERALL SITE PLAN

PLOT: 10/13/2021

SHEET: C2.1




4 SOUTH ELEVATION - PARKING STRUCTURE
1/8" = 1'-0"

ROOF C 55' - 1"
PARAPET ROOF B 49' - 4"
PARAPET ROOF A 45' - 3"
ROOF B 42' - 5"
ROOF A 38' - 4"
LEVEL 4B 34' - 1"
LEVEL 4A 30' - 0"
LEVEL 3B 24' - 1"
LEVEL 3A 20' - 0"
LEVEL 2B 14' - 1"
LEVEL 2A 10' - 0"
LEVEL 1D 4' - 1 1/4"
LEVEL 1C 2' - 5"
LEVEL 1B 0' - 9 1/2"
LEVEL 1A 0' - 0"

CLADDING MATERIAL LEGEND

| | |
|---|---|
| E.1 | 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, PTD. TYP. |
| E.2 | 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, ACCENT PTD. TYP. |
| E.3 | 24 GA. / 0.040" PERFORATED CORRUGATED METAL PANEL SCREEN ON HSS FRAME, CONCEALED FASTENER, ACCENT PTD. TYP. |
| E.4 | FIBER CEMENT PANELS ON PAPER, PTD. TYP. |
| E.5 | FACE BRICK RAINSCREEN OVER PAPER |

**BUILDING MATERIALS**

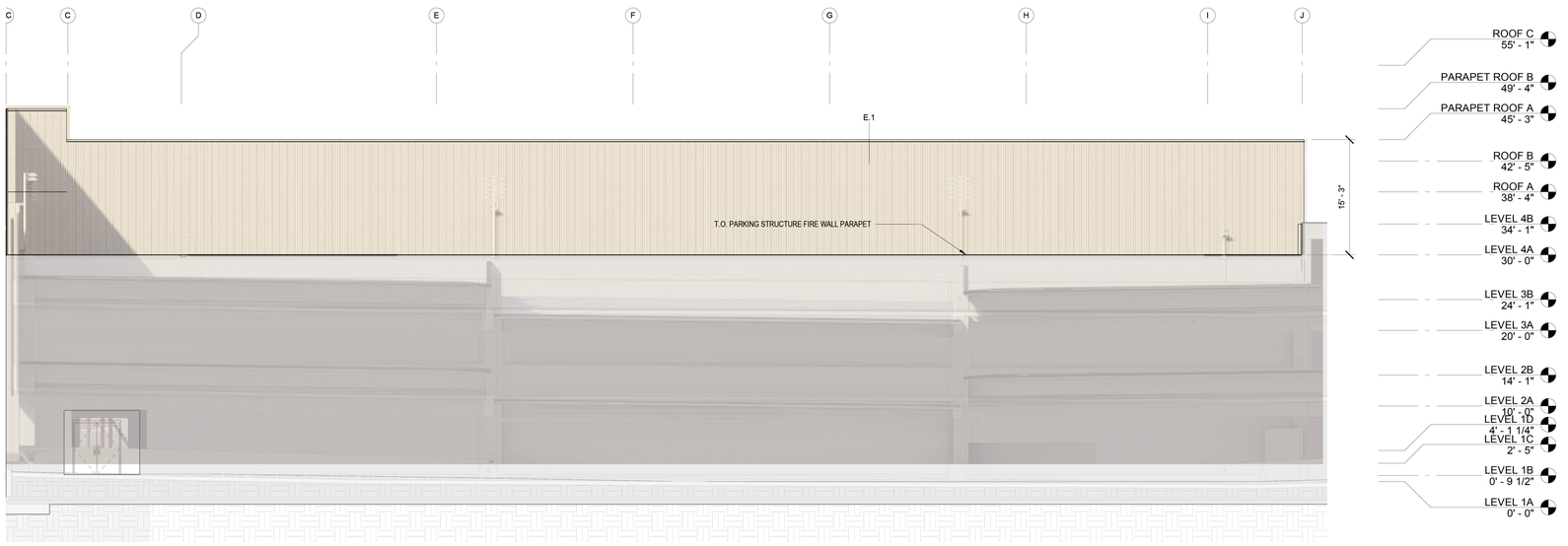
| EAST ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 9,837 | 5,679 | 2,650 | 3,018 | 21,184 |
| %CLADDING | 46% | 27% | 13% | 14% | |

| NORTH ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 8,402 | 0 | 2,227 | 3,041 | 13,670 |
| %CLADDING | 62% | 0% | 16% | 22% | |

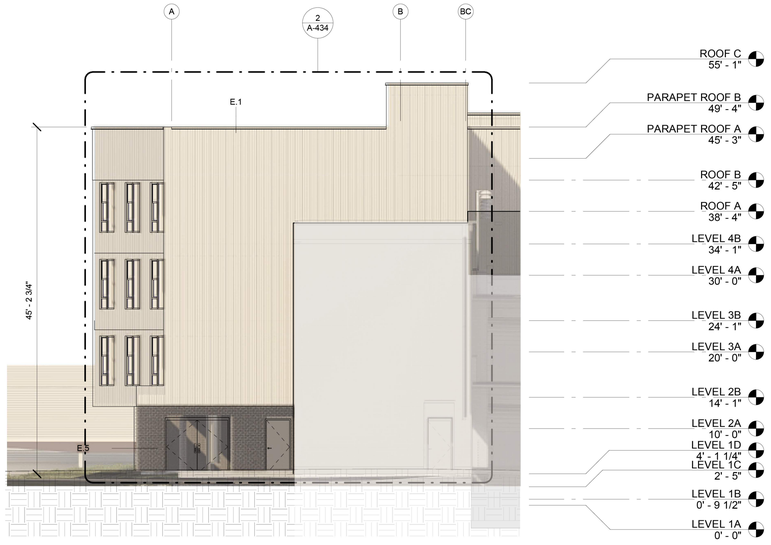
| WEST ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 3,609 | 0 | 182 | 0 | 3,791 |
| %CLADDING | 95% | 0% | 5% | 0% | |

| SOUTH ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 3,987 | 0 | 159 | 0 | 4,146 |
| %CLADDING | 96% | 0% | 4% | 0% | |

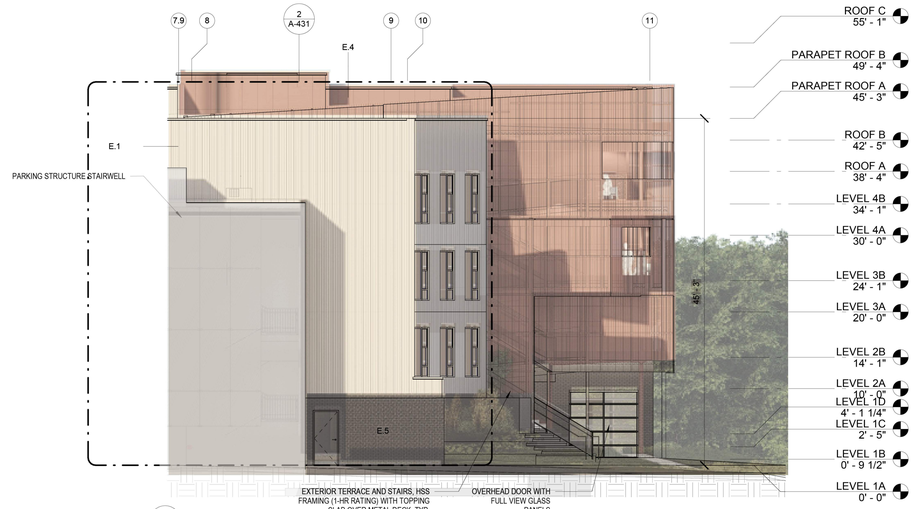
| TOTAL CLADDING | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 25,835 | 5,679 | 5,218 | 6,059 | 42,791 |
| %CLADDING | 60% | 13% | 12% | 14% | |




3 WEST ELEVATION - PARKING STRUCTURE
1/8" = 1'-0"




2 WEST ELEVATION
1/8" = 1'-0"




1 SOUTH ELEVATION
1/8" = 1'-0"

# ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:

## BENTONVILLE ARTSPACE LOFTS, LLC

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:

## kdA

KEVIN DALY ARCHITECTS

3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
**HIGHT JACKSON ASSOCIATES**
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
**ENGINEERING CONSULTANTS**
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
**CEI ENGINEERING ASSOCIATES**
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPT:
**HP ENGINEERING**
5214 W. Village Parkway, Suite 120
Rogers, AR 72758

Landscape:
**WALLACE DESIGN COLLECTIVE**
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

ISSUED FOR:

| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| 1 | 100% SD | 12/8/20 |
| 2 | 100% DD | 07/16/21 |

KEY PLAN:

TITLE: BLDG ELEVATIONS

PLOT: 7/16/21

SHEET: A-202

**BUILDING MATERIALS**

| EAST ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 9,837 | 5,679 | 2,650 | 3,018 | 21,184 |
| %CLADDING | 46% | 27% | 13% | 14% | |

| NORTH ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 8,402 | 0 | 2,227 | 3,041 | 13,670 |
| %CLADDING | 62% | 0% | 16% | 22% | |

| WEST ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 3,609 | 0 | 182 | 0 | 3,791 |
| %CLADDING | 95% | 0% | 5% | 0% | |

| SOUTH ELEVATION | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 3,987 | 0 | 159 | 0 | 4,146 |
| %CLADDING | 96% | 0% | 4% | 0% | |

| TOTAL CLADDING | METAL PANEL (E.1, E.2, E.3) | CEMENTITIOUS PANEL (E.4) | BRICK (E.5) | GLAZING | TOTAL |
|---|---|---|---|---|---|
| SF | 25,835 | 5,679 | 5,218 | 6,059 | 42,791 |
| %CLADDING | 60% | 13% | 12% | 14% | |

CLADDING MATERIAL LEGEND

- E.1 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, PTD. TYP.
- E.2 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, ACCENT PTD. TYP.
- E.3 24 GA. / 0.040" PERFORATED CORRUGATED METAL PANEL SCREEN ON HSS FRAME, CONCEALED FASTENER, ACCENT PTD. TYP.
- E.4 FIBER CEMENT PANELS ON PAPER, PTD. TYP.
- E.5 FACE BRICK RAINSCREEN OVER PAPER

2 NORTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

# ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:

## BENTONVILLE ARTSPACE LOFTS, LLC

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:

## kdA

KEVIN DALY ARCHITECTS

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CONSULTANTS:

LOCAL ARCHITECT:
**HIGHT JACKSON ASSOCIATES**
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
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101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
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3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPT:
**HP ENGINEERING**
5214 W. Village Parkway, Suite 120
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Tulsa OK 74103

SEAL & SIGNATURE:

ISSUED FOR:

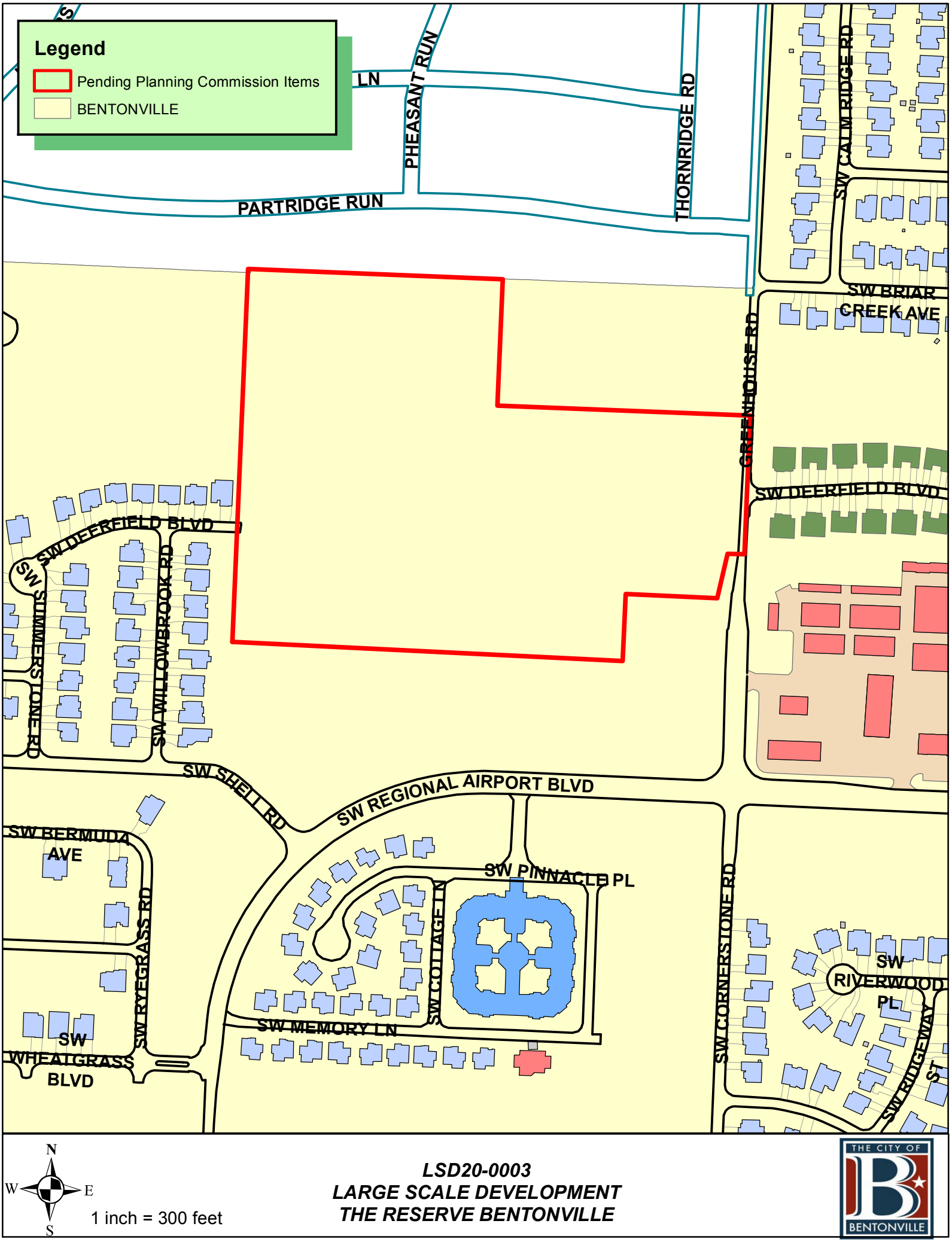
| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| 1 | 100% SD | 12/8/20 |
| 2 | 100% DD | 07/16/21 |

KEY PLAN:

TITLE: BLDG ELEVATIONS

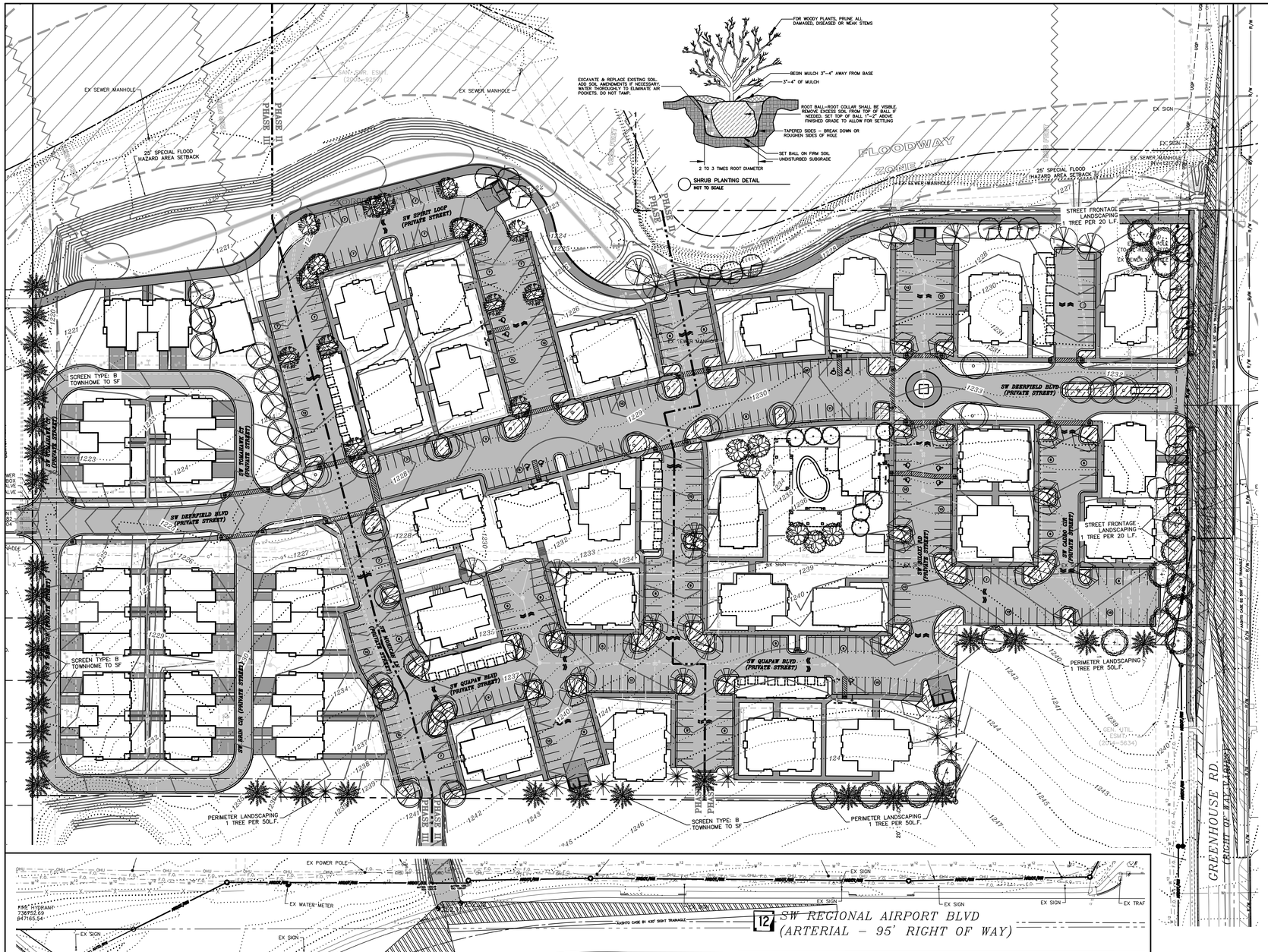
PLOT: 7/16/21

SHEET: A-201




***LSD20-0003***
***LARGE SCALE DEVELOPMENT***
***THE RESERVE BENTONVILLE***

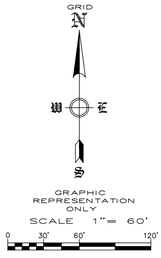
S 87°41'39" E - 1325.56'
665.56'
660.00'
S 87°41'39" E - 660.00'
S 02°19'11" W - 330.00'
S 02°19'11" W - 662.58'
FLOODWAY (4.43 ACRES)
FLOODZONE (2.83 ACRES)
FLOODZONE (2.52 ACRES)
SAN. SWR. ESMT. (2005-9257)
EX SEWER MANHOLE
25' SPECIAL FLOOD HAZARD AREA SETBACK
PROPOSED 4' CONCRETE TRICKLE CHANNEL
PROPOSED DUMPSTER W/ ENCLOSURE
PROPOSED FIRE HYDRANT
SW SPIRIT LOOP (PRIVATE STREET)
PROPOSED 10 FT. TRAIL
PHASE III
PHASE II
PHASE I
EX SIGN
EX SEWER MANHOLE (INV=1217.07)
EX POWER POLE (TO BE RELOCATED)
EX SEWER MANHOLE
PROPOSED MONUMENT SIGNAGE
SW DERRFIELD BLVD (PRIVATE STREET)
SW QUAPAW BLVD (PRIVATE STREET)
SW TOMAHAWK CT (PRIVATE STREET)
SW BRIN CIR (PRIVATE STREET)
SW BILOXI RD (PRIVATE STREET)
SW CADDO CIR (PRIVATE STREET)
SW DERRFIELD BLVD PARKING GARAGE
SW QUAPAW BLVD PARKING GARAGE
CABANA
POOL
MAIL ROOM
3600 SW BILOXI RD CLUB HOUSE FFE = 1236.50
3712 SW QUAPAW BLVD TENANT STORAGE FFE = 1241.00
3716 SW DERRFIELD BLVD PARKING GARAGE FFE = 1237.50
3716 SW QUAPAW BLVD PARKING GARAGE FFE = 1241.50
3801 SW QUAPAW BLVD PARKING GARAGE (9 SPACES)
AASHTO CASE B1 430' SIGHT TRAINAGLE
AASHTO CASE B2 500' SIGHT TRAINAGLE
S 87°14'20" E - 1019.73'
S 87°14'20" E - 238.94'
S 31°52'58" E 18.03'
N 02°45'40" E - 175.00'
S 02°45'40" E - 200.00'
N 88°11'34" W 5.00'
S 02°28'53" W 170.01'
S 30°56'22" W 67.96'
N 87°39'36" W 44.39'
S 30°07'02" W 12.46'
N 02°23'38" E - 1319.37'
S 02°23'38" W - 344.09'
N 87°28'06" W 267.25'
S 09°11'47" E 2.98'
S 65°42'51" W 115.33'
N 87°46'01" W 176.91'
N 88°40'59" W 134.79'
N 87°10'35" W - 351.44'
S 88°52'35" W 200.06'
GREENHOUSE RD.
SW REGIONAL AIRPORT BLVD (ARTERIAL – 95' RIGHT OF WAY)
12
UTIL. ESMT. (2001-115220)
GEN. UTIL. ESMT. (2014-5634)
30' ELECTRIC ESMT. (2001-115196)
20' SHARED ACCESS EASEMENT
25' U.E.
EX WATER VALVE
EX FIRE HYDRANT N: 736752.91 E: 647607.54
EX FIRE HYDRANT N: 736752.69 E: 647165.54
EX FIRE HYDRANT N: 736843.53 E: 648414.23
EX WATER METER
EX POWER POLE
EX TRAFFIC LIGHT
EX TELEPHONE PEDESTAL
EX SEWER MANHOLE
EX SIGN
EX WATER VALVE
EX WATER VALVE
EX FIRE HYDRANT N: 737364.82 E: 647153.04
EX SEWER MANHOLE
EX WATER VALVE
EX WATER METER
EX POWER POLE
EX TRAFFIC LIGHT
EX SIGN
EX SIGN
EX SIGN

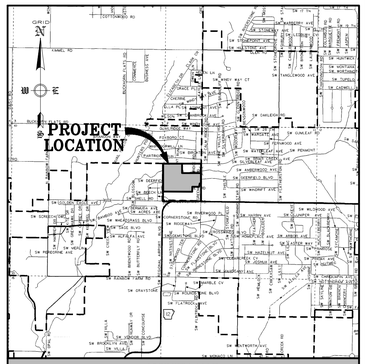



SOUTHERN DRIVE ENTRANCE SIGHT TRAINGLE EXHIBIT




SHRUB PLANTING DETAIL
NOT TO SCALE




VICINITY MAP
N.T.S.

| | |
|---|---|
| **OWNER:** | OLLAR, PAUL & SUE<br>2822 HIGHLAND DRIVE<br>ROGERS, AR 72756-3120 |
| **DEVELOPER:** | THE RESERVE AT BENTONVILLE, LLC<br>P.O. BOX 10386<br>FORT SMITH, AR 72917 |
| **ENGINEER:** | ENGINEERING SERVICES, INC.<br>1207 S. OLD MISSOURI ROAD<br>P.O. BOX 282<br>SPRINGDALE, AR 72762 |
| **EXISTING ZONING:** | A-1 AGRICULTURAL DISTRICT |
| **PROPOSED ZONING:** | PRD – PLANNED RESIDENTIAL DEVELOPMENT |
| **PROPOSED USE:** | MULTI-FAMILY RESIDENTIAL DEVELOPMENT |
| **SETBACKS:** | FRONT – 20'<br>EXTERIOR SIDE – 20'<br>INTERIOR SIDE – 10'<br>REAR – 25' |
| **GROSS AREA:** | 40.15 ACRES± |
| **NET AREA:** | 23.47 ACRES± |
| **RESIDENTIAL DENSITY:** | PHASE I APARTMENTS<br>132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE<br><br>PHASE II APARTMENTS<br>168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE<br><br>PHASE III TOWNHOUSES<br>36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE |

INDEX OF TREES

| TREE SYMBOL | COMMON NAME | BOTANICAL NAME | TOTAL # TREES | SIZE |
|---|---|---|---|---|
| | LITTLELEAF LINDEN | Tilia Cordata | 17 | 3" Cal B & B |
| | WILLOW OAK | Quercus phellos | 21 | 3" Cal B & B |
| | SHORT LEAF PINE | Pinus echinata | 34 | 3" Cal B & B |
| | LACEBARK ELM | Ulmus parvifolia | 19 | 3" Cal B & B |
| | RED MAPLE | Acer rubrum | 15 | 3" Cal B & B |
| | EASTERN WHITE PINE | Pinus strobus | 9 | 3" Cal B & B |
| | SUGAR MAPLE | Acer saccharum | 17 | 3" Cal B & B |
| | NORTHERN RED OAK | Quercus rubra | 17 | 3" Cal B & B |
| | BLACK GUM | Nyssa sylvatica | 17 | 3" Cal B & B |
| | DURA-HEAT RIVER BIRCH | Betula nigra 'Dura-heat' | 6 | 3" Cal B & B |
| | EASTERN REDBUD | Cercis canadensis | 9 | 1.5" Cal B & B |

NOTES:

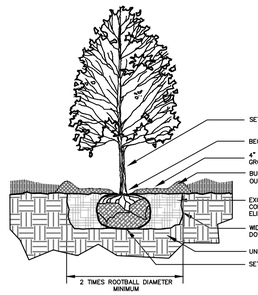
1. HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
2. EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
3. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
4. CHOCOLATE LANDSCAPE ROCK AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
5. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
6. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
7. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE
8. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF CHOCOLATE LANDSCAPE ROCK AT TIME OF INSTALLATION
9. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2"
10. SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 18"
11. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
12. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES
14. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
15. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
16. TREES SHALL BE AT LEAST (5) FIVE FEET FROM ANY UTILITY MAIN LINES.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
18. PRESERVED TREES TO BE LIMBED UP TO 8' MIN. USE PRUNING AND MAINTENACNE STANDARDS FROM ANSI A300 "STANDARDS FOR TREE CARE"

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

| U.S. Customary | | | |
|---|---|---|---|
| Design Speed (mph) | Stopping Sight Distance (ft) | Intersection Sight Distance for Passenger Cars | |
| | | Calculated (ft) | Design (ft) |
| 15 | 80 | 143.3 | 145 |
| 20 | 115 | 191.1 | 195 |
| 25 | 155 | 238.9 | 240 |
| 30 | 200 | 286.7 | 290 |
| 35 | 250 | 334.4 | 335 |
| 40 | 305 | 382.2 | 385 |
| 45 | 360 | 430.0 | 430 |
| 50 | 425 | 477.8 | 480 |
| 55 | 495 | 525.5 | 530 |
| 60 | 570 | 573.3 | 575 |
| 65 | 645 | 621.1 | 625 |
| 70 | 730 | 668.9 | 670 |
| 75 | 820 | 716.6 | 720 |
| 80 | 910 | 764.4 | 765 |

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

| U.S. Customary | | | |
|---|---|---|---|
| Design Speed (mph) | Stopping Sight Distance (ft) | Intersection Sight Distance for Passenger Cars | |
| | | Calculated (ft) | Design (ft) |
| 15 | 80 | 165.4 | 170 |
| 20 | 115 | 220.5 | 225 |
| 25 | 155 | 275.6 | 280 |
| 30 | 200 | 330.8 | 335 |
| 35 | 250 | 385.9 | 390 |
| 40 | 305 | 441.0 | 445 |
| 45 | 360 | 496.1 | 500 |
| 50 | 425 | 551.3 | 555 |
| 55 | 495 | 606.4 | 610 |
| 60 | 570 | 661.5 | 665 |
| 65 | 645 | 716.6 | 720 |
| 70 | 730 | 771.8 | 775 |
| 75 | 820 | 826.9 | 830 |
| 80 | 910 | 882.0 | 885 |




TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

# LANDSCAPE PLAN
# THE RESERVE BENTONVILLE
# BENTONVILLE, ARKANSAS

| REVISION | DATE | DESCRIPTION |
|---|---|---|

© COPYRIGHT 2020, ENGINEERING SERVICES, INC. | 11 | 2020 8:47 PM
G:\JOB FILES\ENGINEERING JOBS\19945 - LANDSCAPE.DWG

SCALE: 1"=60'

DATE: Nov 11, 2020

ENGINEER: DBB
DRAWN BY: JLS

W.O. #: 19945

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"

3 SIDE ELEVATION 1 - PRESENTATION SIDE 2 SIMILAR
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - 1 BEDROOM APARTMENTS**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | OPENING | 280 SF | 14% |
| FRONT ELEVATION | BRICK (PAINT) | 1000 SF | 49% |
| FRONT ELEVATION | HARDIE (PAINT) | 780 SF | 38% |
| **TOTAL AREA =** | | **2,060 SF** | |
| SIDE 1 ELEVATION | OPENING | 340 SF | 20% |
| SIDE 1 ELEVATION | BRICK (PAINT) | 700 SF | 41% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 675 SF | 39% |
| **TOTAL AREA =** | | **1,715 SF** | |
| SIDE 2 ELEVATION | OPENING | 340 SF | 20% |
| SIDE 2 ELEVATION | BRICK (PAINT) | 700 SF | 41% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 675 SF | 39% |
| **TOTAL AREA =** | | **1,715 SF** | |
| REAR ELEVATION | OPENING | 280 SF | 14% |
| REAR ELEVATION | BRICK (PAINT) | 1000 SF | 49% |
| REAR ELEVATION | HARDIE (PAINT) | 780 SF | 38% |
| **TOTAL AREA =** | | **2,060 SF** | |
| **TOTAL FACADE AREA** | | **7,550 SF** | |
| **TOTALS** | | | |
| | OPENING | 1,240 SF | 16% |
| | BRICK (PAINT) | 3,400 SF | 45% |
| | HARDIE (PAINT) | 2,910 SF | 39% |

blueROCK design · build
479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARNOLD REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRESENTATION - 1 BEDROOM APTS.

Seal

Revisions

Date 1.31.20

Project 19.100

PR-1B

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"

3 SIDE 1 ELEVATION - PRESENTATION SIDE 2 SIMILAR
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | OPENING | 340 SF | 17% |
| FRONT ELEVATION | BRICK (PAINT) | 855 SF | 42% |
| FRONT ELEVATION | HARDIE (PAINT) | 830 SF | 41% |
| **TOTAL AREA =** | | **2,025 SF** | |
| SIDE 1 ELEVATION | OPENING | 430 SF | 23% |
| SIDE 1 ELEVATION | BRICK (PAINT) | 790 SF | 42% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 680 SF | 35% |
| **TOTAL AREA =** | | **1,900 SF** | |
| SIDE 2 ELEVATION | OPENING | 430 SF | 23% |
| SIDE 2 ELEVATION | BRICK (PAINT) | 790 SF | 42% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 680 SF | 35% |
| **TOTAL AREA =** | | **1,900 SF** | |
| REAR ELEVATION | OPENING | 340 SF | 17% |
| REAR ELEVATION | BRICK (PAINT) | 855 SF | 42% |
| REAR ELEVATION | HARDIE (PAINT) | 830 SF | 41% |
| **TOTAL AREA =** | | **2,025 SF** | |
| **TOTAL FACADE AREA** | | **7,850 SF** | |
| **TOTALS** | | | |
| | OPENING | 1,540 SF | 20% |
| | BRICK (PAINT) | 3,290 SF | 42% |
| | HARDIE (PAINT) | 3,020 SF | 38% |

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479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARBOUR REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRESENTATION - 2 BEDROOM APTS

Seal

Revisions

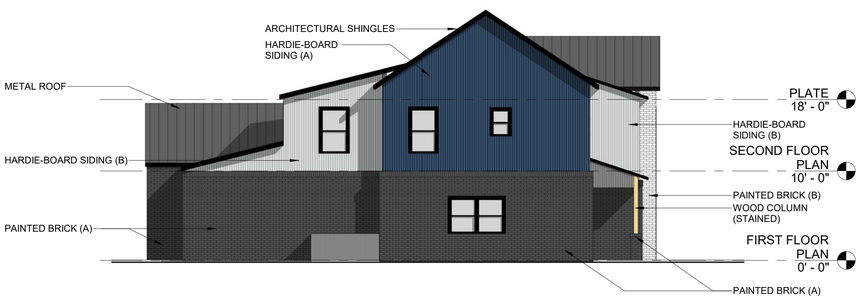
Date 1.31.20

Project 19.100

PR-2B

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"




3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - 4 PLEX BUILDING**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | OPENING | 390 SF | 20% |
| FRONT ELEVATION | BRICK (PAINT) | 820 SF | 44% |
| FRONT ELEVATION | HARDIE (PAINT) | 690 SF | 36% |
| **TOTAL AREA =** | | **1,900 SF** | |
| SIDE 1 ELEVATION | OPENING | 70 SF | 7% |
| SIDE 1 ELEVATION | BRICK (PAINT) | 525 SF | 50% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 450 SF | 43% |
| **TOTAL AREA =** | | **1,045 SF** | |
| SIDE 2 ELEVATION | OPENING | 70 SF | 7% |
| SIDE 2 ELEVATION | BRICK (PAINT) | 525 SF | 50% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 450 SF | 43% |
| **TOTAL AREA =** | | **1,045 SF** | |
| REAR ELEVATION | OPENING | 480 SF | 31% |
| REAR ELEVATION | BRICK (PAINT) | 660 SF | 43% |
| REAR ELEVATION | HARDIE (PAINT) | 400 SF | 26% |
| **TOTAL AREA =** | | **1,540 SF** | |
| **TOTAL FACADE AREA** | | **5,530** | |
| **TOTALS** | | | |
| | OPENING | 1,010 SF | 18% |
| | BRICK (PAINT) | 2,530 SF | 46% |
| | HARDIE (PAINT) | 1,990 SF | 36% |

blueROCK design · build
479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRELIMINARY - 4 PLEX

Seal

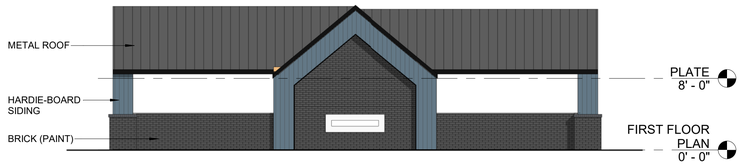
Revisions

Date 1.31.20

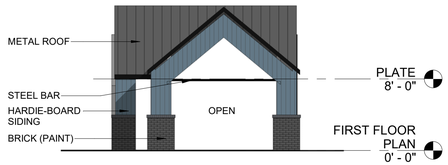
Project 19.100

PR-FP

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"




2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"




3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - CABANA BUILDING**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | BRICK (PAINT) | 250 SF | 76% |
| FRONT ELEVATION | HARDIE (PAINT) | 80 SF | 24% |
| **TOTAL AREA =** | | **330 SF** | |
| SIDE 1 ELEVATION | BRICK (PAINT) | 35 SF | 33% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 70 SF | 67% |
| **TOTAL AREA =** | | **105 SF** | |
| SIDE 2 ELEVATION | BRICK (PAINT) | 35 SF | 33% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 70 SF | 67% |
| **TOTAL AREA =** | | **105 SF** | |
| REAR ELEVATION | BRICK (PAINT) | 270 SF | 73% |
| REAR ELEVATION | HARDIE (PAINT) | 100 SF | 27% |
| **TOTAL AREA =** | | **370 SF** | |
| **TOTAL FACADE AREA** | | **910 SF** | |
| **TOTALS** | | | |
| | BRICK (PAINT) | 590 SF | 65% |
| | HARDIE (PAINT) | 320 SF | 35% |

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PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS

PRESENTATION
CABANA
BUILDING

Seal

Revisions

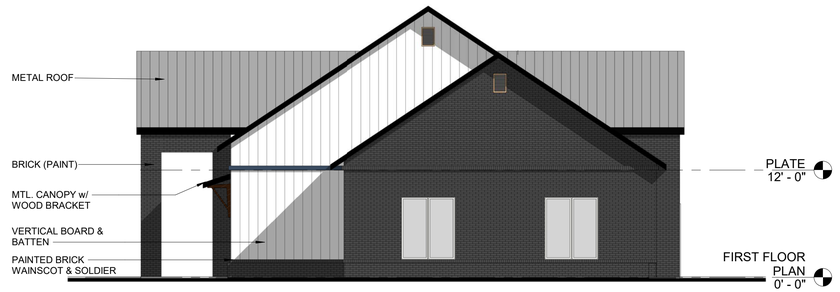
Date
1.31.20

Project 19.100

PR-CA

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"




3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - CLUBHOUSE BUILDING**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | OPENING | 240 SF | 22% |
| FRONT ELEVATION | BRICK (PAINT) | 595 SF | 53% |
| FRONT ELEVATION | HARDIE (PAINT) | 280 SF | 25% |
| **TOTAL AREA =** | | **1,115 SF** | |
| SIDE 1 ELEVATION | OPENING | 90 SF | 8% |
| SIDE 1 ELEVATION | BRICK (PAINT) | 725 SF | 62% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 345 SF | 30% |
| **TOTAL AREA =** | | **1,160 SF** | |
| SIDE 2 ELEVATION | OPENING | 90 SF | 8% |
| SIDE 2 ELEVATION | BRICK (PAINT) | 725 SF | 62% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 345 SF | 30% |
| **TOTAL AREA =** | | **1,160 SF** | |
| REAR ELEVATION | OPENING | 325 SF | 30% |
| REAR ELEVATION | BRICK (PAINT) | 450 SF | 41% |
| REAR ELEVATION | HARDIE (PAINT) | 310 SF | 29% |
| **TOTAL AREA =** | | **1,085 SF** | |
| **TOTAL FACADE AREA** | | **4,520 SF** | |
| **TOTALS** | | | |
| | OPENING | 745 SF | 16% |
| | BRICK (PAINT) | 2,495 SF | 55% |
| | HARDIE (PAINT) | 1,280 SF | 29% |

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PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARGOLL REGISTERED ARCHITECT NO. 4317 STATE OF ARKANSAS

PRESENTATION - CLUBHOUSE

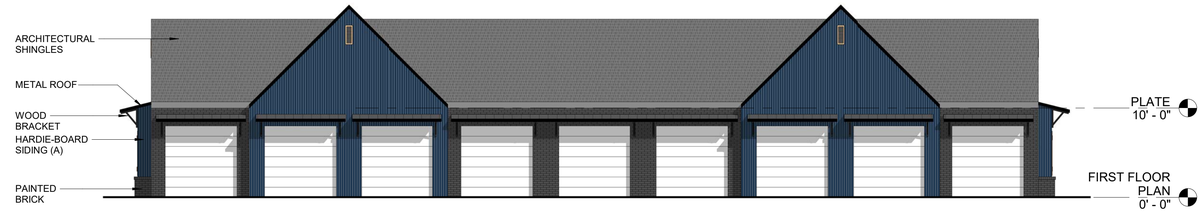
Seal

Revisions

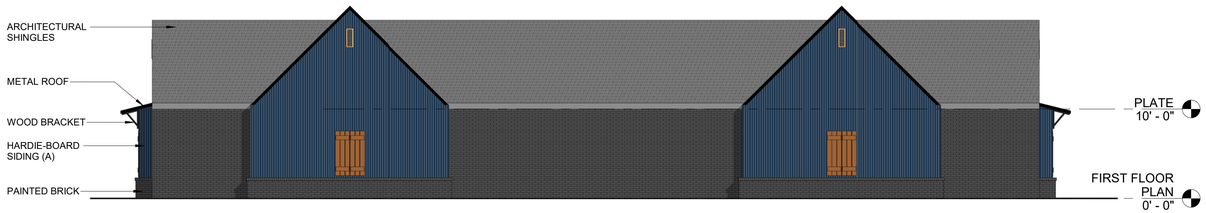
Date 1.31.20

Project 19.100

PR-CH




1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"




2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"

3 SIDE 1 ELEVATION - PRESENTATION
1/8" = 1'-0"

4 SIDE 2 ELEVATION - PRESENTATION
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | OPENING | 580 SF | 47% |
| FRONT ELEVATION | BRICK (PAINT) | 245 SF | 20% |
| FRONT ELEVATION | HARDIE (PAINT) | 420 SF | 33% |
| **TOTAL AREA =** | | **1,245 SF** | |
| SIDE 1 ELEVATION | OPENING | 20 SF | 6% |
| SIDE 1 ELEVATION | BRICK (PAINT) | 190 SF | 61% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 100 SF | 33% |
| **TOTAL AREA =** | | **310 SF** | |
| SIDE 2 ELEVATION | OPENING | 20 SF | 6% |
| SIDE 2 ELEVATION | BRICK (PAINT) | 190 SF | 61% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 100 SF | 33% |
| **TOTAL AREA =** | | **310 SF** | |
| REAR ELEVATION | OPENING | 35 SF | 3% |
| REAR ELEVATION | BRICK (PAINT) | 660 SF | 53% |
| REAR ELEVATION | HARDIE (PAINT) | 550 SF | 44% |
| **TOTAL AREA =** | | **1,245 SF** | |
| **TOTAL FACADE AREA** | | **3,110 SF** | |
| **TOTALS** | | | |
| | OPENING | 655 SF | 21% |
| | BRICK (PAINT) | 1,285 SF | 41% |
| | HARDIE (PAINT) | 1,170 SF | 38% |

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PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARBOGAST
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

PRELIMINARY - GARAGE

Seal

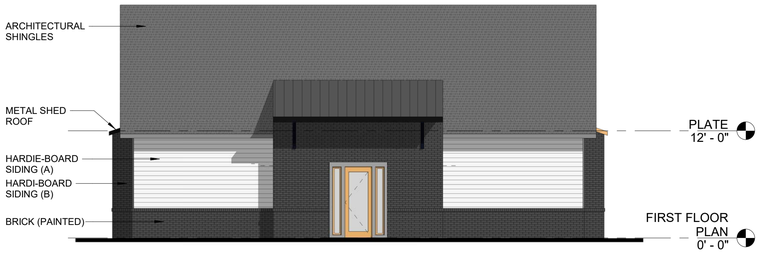
Revisions

Date 1.31.20

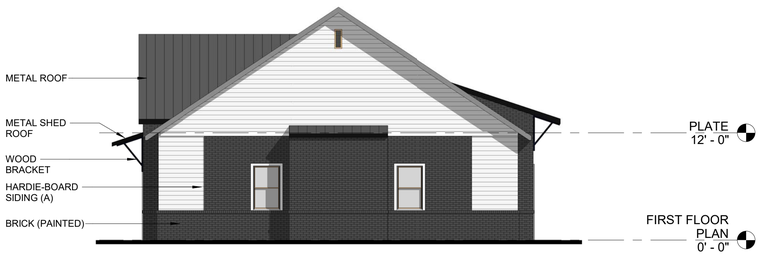
Project 19.100

PR-GA

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"




2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"




3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

**WALL MATERIAL BREAKDOWN SCHEDULE - STORAGE BUILDING**

| DIRECTION | MATERIAL | MATERIAL AREA (SF) | % OF FACADE |
|---|---|---|---|
| FRONT ELEVATION | OPENING | 55 SF | 8% |
| FRONT ELEVATION | BRICK (PAINT) | 385 SF | 56% |
| FRONT ELEVATION | HARDIE (PAINT) | 245 SF | 36% |
| **TOTAL AREA =** | | **685 SF** | |
| SIDE 1 ELEVATION | OPENING | 40 SF | 6% |
| SIDE 1 ELEVATION | BRICK (PAINT) | 350 SF | 47% |
| SIDE 1 ELEVATION | HARDIE (PAINT) | 350 SF | 47% |
| **TOTAL AREA =** | | **740 SF** | |
| SIDE 2 ELEVATION | OPENING | 40 SF | 6% |
| SIDE 2 ELEVATION | BRICK (PAINT) | 350 SF | 47% |
| SIDE 2 ELEVATION | HARDIE (PAINT) | 350 SF | 47% |
| **TOTAL AREA =** | | **740 SF** | |
| REAR ELEVATION | OPENING | 55 SF | 9% |
| REAR ELEVATION | BRICK (PAINT) | 300 SF | 50% |
| REAR ELEVATION | HARDIE (PAINT) | 245 SF | 41% |
| **TOTAL AREA =** | | **600 SF** | |
| **TOTAL FACADE AREA** | | **2,765** | |
| **TOTALS** | | | |
| | OPENING | 190 SF | 7% |
| | BRICK (PAINT) | 1,385 SF | 50% |
| | HARDIE (PAINT) | 1,190 SF | 43% |

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PROPOSED PROJECT FOR:

# THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

ROBERT ARBOGAST
REGISTERED ARCHITECT
NO. 4377
STATE OF ARKANSAS

PRESENTATION - STORAGE UNIT BUILDING

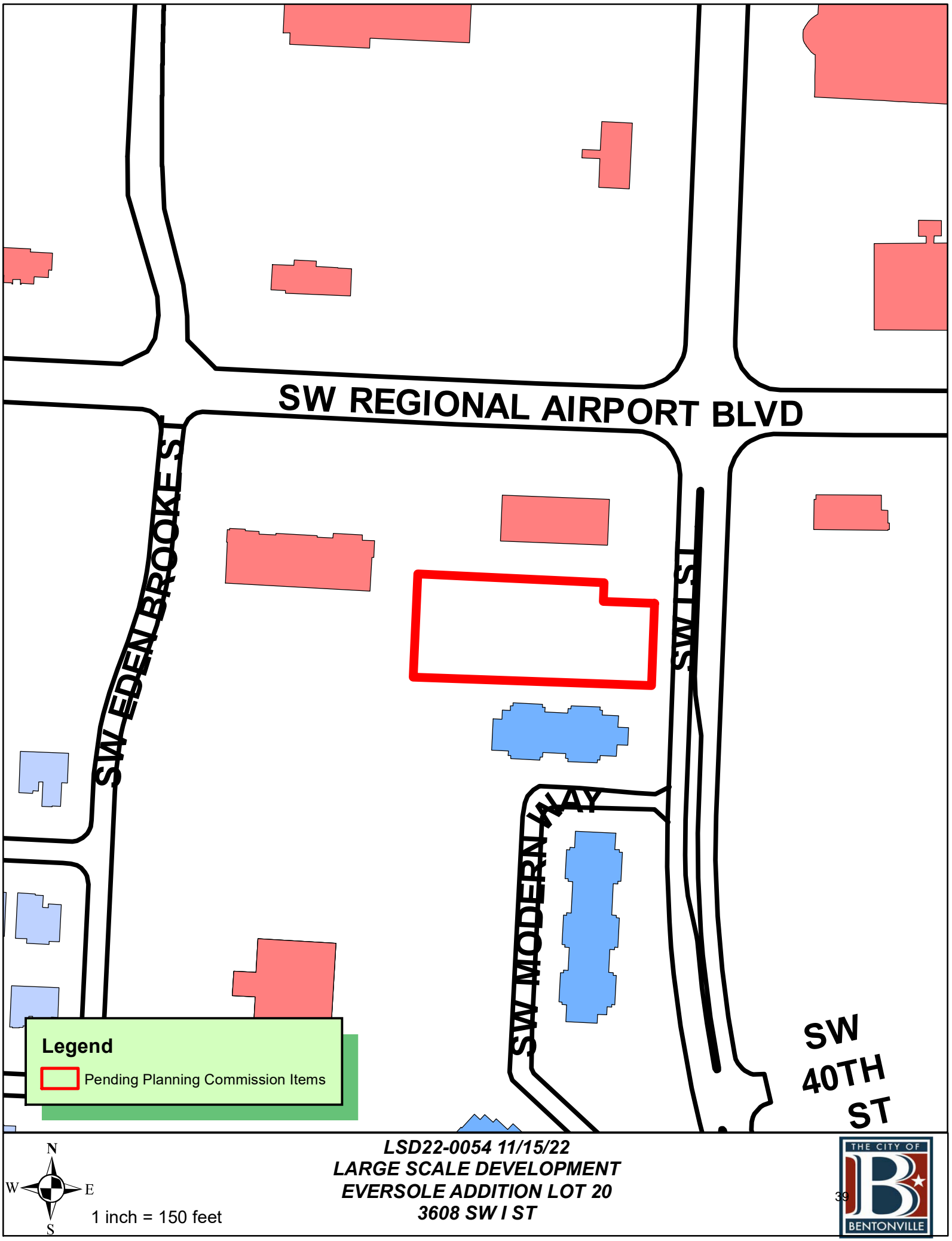
Seal

Revisions

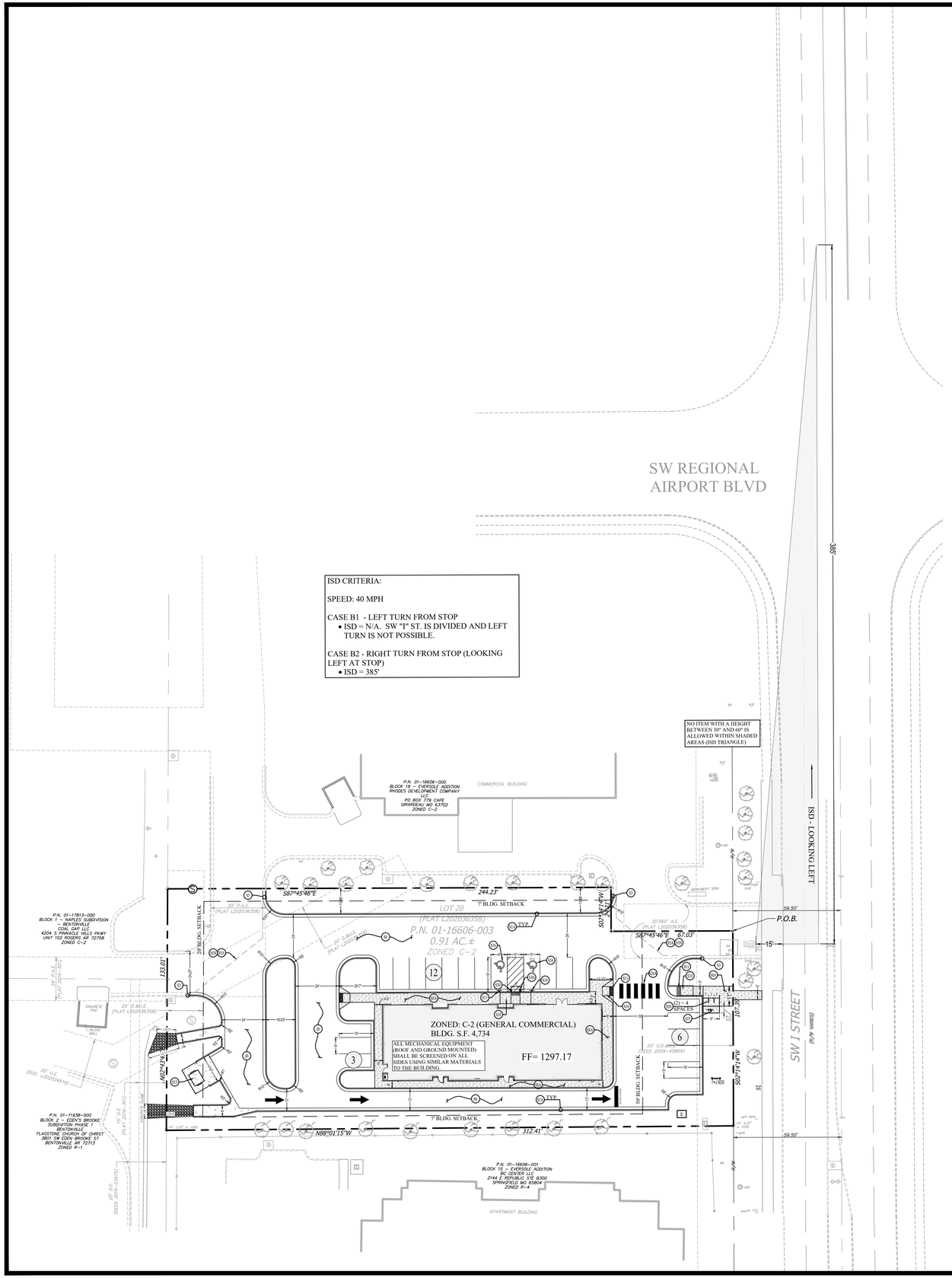
Date 1.31.20

Project 19.100

PR-ST




***LSD22-0054 11/15/22***
***LARGE SCALE DEVELOPMENT***
***EVERSOLE ADDITION LOT 20***
***3608 SW I ST***




## PARKING REQUIREMENTS

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| GENERAL BUSINESS RETAIL SPACE (4,500 S.F.) | | |
| 1 SPACE/250 S.F. | 16 | 19 |
| ACCESSIBLE SPACES | 2 | 2 |
| TOTAL | 18 | 21 |

## SITE KEY NOTES

| | |
|---|---|
| S1A | CONCRETE CURB AND GUTTER PER CITY STANDARDS. |
| S3 | TAPER CURB TO MATCH EXISTING. |
| S5A | LIMITS OF SAWCUT AND PAVEMENT REMOVAL. |
| S5B | MATCH EXISTING PAVEMENT ELEVATION. |
| S6 | STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING DETAIL) |
| S8A | CONCRETE SIDEWALK (PER LOCAL CODES) |
| S10 | SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES) |
| S11 | DETECTABLE WARNINGS PER ADA REQUIREMENTS |
| S15 | DUMPSTER ENCLOSURE (PER ARCH. PLANS). DUMPSTER ENCLOSURE SHALL MATCH ARCH. STYLE OF BUILDING. SEE ARCH. PLANS FOR DETAIL. |
| S16 | ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) |
| S17 | ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS) |
| S18 | VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) |
| S26A | PEDESTRIAN CROSSWALK STRIPING. PER LOCAL CODES. |
| S30 | BOLLARD (SEE NOTE FOR NUMBER) |
| S50 | INVERTED "U" BIKE RACKS. SEE NUMBER INDICATED AT SYMBOL. PER CITY OF BENTONVILLE SPECIFICATIONS. RACKS TO BE SPACED 36" APART. EACH RACK PROVIDES 2 BICYCLE SPACES. |
| S51 | BICYCLE REPAIR STATION. MODEL "FIXIT" BY DERO OR EQUIVALENT. |

ALL STRIPING WITHIN R.O.W. SHALL BE THERMOPLASTIC HEAT FUSED PER ARDOT SPECIFICATIONS

ANY PROPOSED SIGNAGE WILL REQUIRE SEPARATE PERMIT

A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCING.

ANY FUTURE LIGHTING SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTENT

N

20 0 10 20

1 inch = 20 ft

## EXISTING LEGEND:

| | | | |
|---|---|---|---|
| | IRON PIN FOUND | — | SIGN |
| | ALUMINUM MONUMENT | D | DRAINAGE MANHOLE/STRUCTURE |
| | BOUNDARY LINE | T | TELEPHONE RAISER |
| | RIGHT OF WAY LINE | CONC | CONCRETE |
| S"SAN | SEWER LINE | CMP | CORRUGATED METAL PIPE |
| W" | WATER LINE | RCP | REINFORCED CONCRETE PIPE |
| OHE | OVERHEAD ELECTRIC | GP | EDGE OF GRAVEL DRIVE |
| | CHAIN LINK FENCE | AP | EDGE OF PAVEMENT |
| | UTILITY POST | TB | TOP OF BANK |
| | GUY WIRE | BB | BOTTOM OF BANK |
| E | ELECTRIC RISER | SW | SIDEWALK |
| | LAMP | CR | CROWN OF ROAD |
| | TRAFFIC SIGNAL BOX | FL | FLOW LINE |
| E | ELECTRIC VAULT | fnc | CHAIN LINK FENCE |
| | FIRE HYDRANT | | |
| | WATER VALVE | | |
| W | WATER METER | | |
| S | SANITARY SEWER MANHOLE | | |

## PROPOSED LEGEND:

| | |
|---|---|
| | PROPERTY LINE |
| | PROPOSED CURB & GUTTER |
| # | PROPOSED NUMBER OF PARKING SPACES |
| | REGULAR DUTY ASPHALT PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | 8" CONCRETE DUMPSTER PAD (SEE AREAS INDICATED ON PLAN) |
| | CONCRETE SIDEWALK |

## GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. **ALL DIMENSIONS ARE FROM FACE OF BUILDING, FACE OF CURB, AND FACE OF WALL UNLESS OTHERWISE SPECIFIED ON PLANS.**
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
15. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES

ENGINEERS SEAL:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11252
JAMES F. KOCH
November 05,2022

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CAN NOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/19/2022 | RESPONSE TO COB COMMENTS |
| 2 | 11/05/2022 | RESPONSE TO COB COMMENTS |

811 Know what's below. Call before you dig.

CLIENT:

PROJECT NO.: AR1059
DATE: 09/21/2022
DWG. ID.

PROJECT TYPE:
SITE DEVELOPMENT PLANS

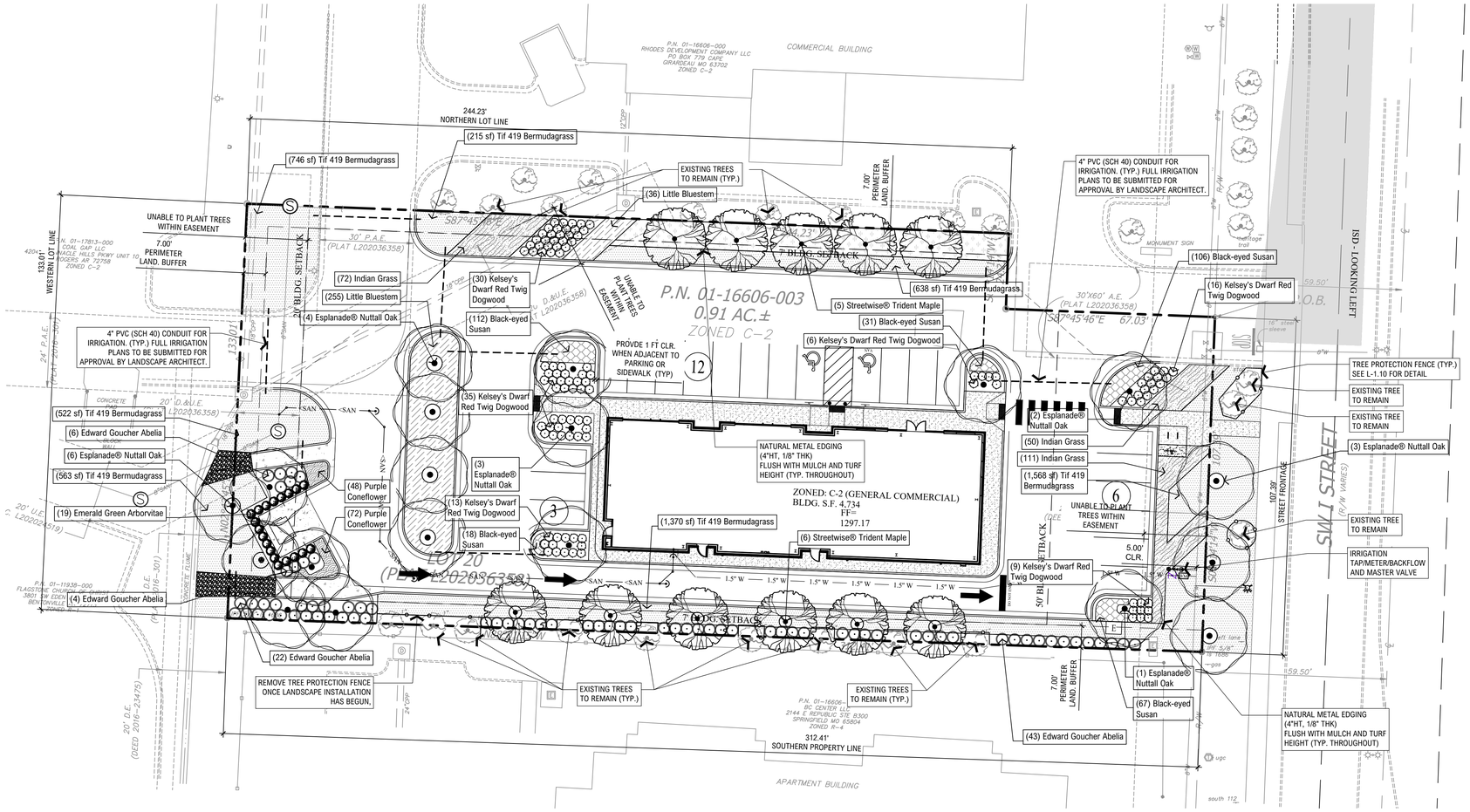
FOR:
EVERSOLE LOT 20 ADDITION

SITE ADDRESS:
SW "I" ST.
BENTONVILLE
ARKANSAS

SITE PLAN

SHEET NO.
C-2

LSD22-0054




## EXISTING LEGEND:

- IRON PIN FOUND
- ALUMINUM MONUMENT
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SEWER LINE
- WATER LINE
- OHE OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- UTILITY POST
- GUY WIRE
- ELECTRIC RISER
- LAMP
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SIGN
- DRAINAGE MANHOLE/STRUCTURE
- TELEPHONE RAISER
- CONCRETE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- EDGE OF GRAVEL DRIVE
- EDGE OF PAVEMENT
- TOP OF BANK
- BOTTOM OF BANK
- SIDEWALK
- CROWN OF ROAD
- FLOW LINE
- CHAIN LINK FENCE

## City of Bentonville Landscape Requirements

| STREET FRONTAGE (SEC 1400.06) | REQUIRED | PROVIDED |
|---|---|---|
| SW "I" Street | | |
| Minimum width of 20 ft | YES | YES |
| (1) Shade tree per 20 linear feet of street frontage | | |
| 107.39/20 = 5.3 = 5 TREES | 5 TREES | 3 EXISTING + 3 PROPOSED = 6 TREES |

| PERIMETER LANDSCAPE STRIP REQUIRED (SEC 1400.07) | REQUIRED | PROVIDED |
|---|---|---|
| Minumum width of 7 ft (all sides) | YES | YES |
| SOUTHERN PROPERTY LINE | | |
| (1) tree per 50 linear feet (min. 50% to be shade trees) | | |
| 312.41/50 = 6.2 = 6 TREES | 6 TREES | 6 TREES |
| WESTERN PROPERTY LINE | | |
| (1) tree per 50 linear feet (min. 50% to be shade trees) | | |
| 133.01/50 = 2.15 = 3 TREES TREES | 3 TREES | 3 TREES |
| NORTHERN PROPERTY LINE | | |
| (1) tree per 50 linear feet (min. 50% to be shade trees) | | |
| 244.23/50 = 4.88 = 5 TREES | 5 TREES | 5 TREES |

| INTERIOR PARKING LOT LANDSCAPING (SEC 1400.08) | REQUIRED | PROVIDED |
|---|---|---|
| Total parking area = 19,898. 47sf | | |
| 8% interior landscape area required | | |
| 19,898.47 x .08 = 1,591.88 = 1,592 sf of landscape area | 1,592 SF | 1,791 SF |
| Parking Lot island spaced no farther than (15) spaces apart | YES | YES |
| All rows of parking shall terminate with a planting island or landscaped area | YES | YES |
| Internal Planting Islands | | |
| Minimum size of 18ft x 18ft measured at back of curb | YES | YES |
| Minimum of (2) shade trees per planting island | YES | YES |
| External Planting Islands | | |
| Minimun size of 9ft x 19ft measure at back of curb | YES | YES |
| Minimun of (1) shade tree per island | YES | YES |
| Continuous Planting Island | | |
| Minimum size of 9 ft width and full length of parking bay | N/A | N/A |
| Minimum of (1) shade tree per every (6) parking spaces | YES | |
| 20 spaces/6 = 3.33 = 3 trees | 3 TREES | 3 TREES |

| SCREENING REQUIREMENTS (SEC 1400.09) | REQUIRED | PROVIDED |
|---|---|---|
| Proposed Use: Commercial | | |
| Adjacent Uses: | | |
| North: Commercial | NONE | NONE |
| East: ROW (SW "I" Street) | NONE | NONE |
| South: Multi-family | TYPE "B" | |
| West: Commercial | NONE | NONE |
| Screen Type "B": Semi-opaque screen. Intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. | | |
| Minimum 20' height, Opaque from the ground to a height of (3) feet, intermittent visual obstruction permitted from above the opaque portion. | YES | YES |
| May be composed of a wall, fence, landscape earth berm, planted evergreen vegetation, or existing evergreen vegetation. | YES | PLANTED EVERGREEN SCREEN |

| LANDSCAPE LOCATION AND UTILITY CLEARANCES (SEC 1400.12) | REQUIRED | PROVIDED |
|---|---|---|
| 1 Trees and landscaping shall not be placed where they interfere with site drainage | YES | YES |
| 2 Trees planted under overhead utilities shall not exceed a mature height of twenty-five (25) feet. | YES | YES |
| 3 Trees with a mature height above twenty-five (25) feet shall be planted a minimum of twenty-five (25) feet away from the edge of overhead wires. | YES | YES |
| 4 Trees shall not be within five (5) feet from underground utilities. | YES | YES |
| 5 Trees and landscaping shall not be within ten (10) feet from the sides with doors and three (3) feet from all other sides of all padmount switchgear, primary junction boxes, and all phases of padmount transformers | YES | YES |
| 6 Trees and landscaping shall not be within three (3) feet of a secondary junction box. | YES | YES |
| 7 Trees and landscaping shall not be within three (3) feet of a fire hydrant. All landscaping shall be maintained to ensure the visibility of the fire hydrant. | YES | YES |

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| | ACE STR | Acer buergerianum 'Streetwise' / Streetwise® Trident Maple | 2.5" Cal. | B&B | 11 | | MIN. 12' HT. AT PLANTING |
| | QUE TLA | Quercus nuttallii 'QNSTC' / Esplanade® Nuttall Oak | 4" Cal. | B&B | 19 | 2/L-1.10 | MIN. 12 HT. AT PLANTING 2"CAL. ON ALL INTERIOR TREES; ONLY 4" CALIPER WHERE WITHIN SITE TRIANGLE |
| | THU SMA | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | 8` Ht. | B&B | 19 | | |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|
| | ABE EDG | Abelia x 'Edward Goucher' / Edward Goucher Abelia | 3 gal. | | 75 | | MIN. 36" TALL AT PLANTING. |
| | COR KLS | Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood | 3 gal. | | 109 | | |

| SHRUB AREAS | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | SPACING | QTY | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | RUD MAG | Rudbeckia purpurea / Purple Coneflower | 4" | Pot | 12" o.c. | 120 | | |
| | RUD YIU | Rudbeckia speciosa / Black-eyed Susan | 4" | Pot | 12" o.c. | 334 | | |
| | SCH LIT | Schizachyrium scoparium / Little Bluestem | 1 gal. | Pot | 24" o.c. | 291 | | MIN. 12" HEIGHT AT PLANTING |
| | SOR NUT | Sorghastrum nutans / Indian Grass | 1 gal. | Pot | 24" o.c. | 233 | | MIN. 18" HT. AT PLANTING |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | SPACING | QTY | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | CYN TI3 | Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass | sod | | | 5,865 sf | | TURF TYPE SOD |

CITY OF BENTONVILLE STANDARD LANDSCAPE NOTES:

1. MAINTENANCE GUARANTEE STATEMENT - SEC 1400.05 B (12)
ONCE INSTALLED, ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, LIVING CONDITION AND ALL MATERIAL THAT DIES SHALL BE REPLACED AT THE NEXT APPROPRIATE PLANTING SEASON.

2. TREE TOPPING GUARANTEE STATEMENT - SEC 1400.05 B (13)
TREES SHALL NOT BE TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

3. TREE REMOVAL GUARANTEE STATEMENT - SEC 1400.05 B (14)
HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

4. GENERAL STANDARDS FOR LANDSCAPING - SEC 14.00.04 G (1)
LIVING MATERIALS, SUCH AS LAWN GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE LANDSCAPED STREET FRONTAGE BUFFER. HERBACEOUS GROUNDCOVER SHALL BE PLANTED AND MAINTAINED IN A MULCHED BED. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

5. GENERAL STANDARDS FOR LANDSCAPING - SEC 14.00.04 F
AT THE TIME OF PLANTING AND FOR THE LIFE OF THE TREE, ALL TREE ROOT AREAS SHALL BE MULCHED WITH A MINIMUM FOUR-FOOT DIAMETER RING OF MULCH, THREE (3) TO FOUR (4) INCHES DEEP. MOUNDING OR PILING MULCH AGAINST THE TREE TRUNK IS PROHIBITED. ORGANIC MULCH SUCH AS SHREDDED BARK MULCH, PECAN HULLS, COTTON SEED HULLS OR CYPRESS MULCH SHALL BE USED.

6. PLANTING ISLAND PREPARATION SEC 1400.08 (5)
TO CREATE FAVORABLE CONDITIONS CONDUCIVE TO HEALTHY PLANT GROWTH, PLANTING ISLANDS SHALL BE EXCAVATED TO A DEPTH OF THREE (3) FEET AND BACKFILLED WITH GRADE A SANDY LOAM TOPSOIL. A DRAINAGE PERK TEST SHALL BE PERFORMED PRIOR TO BACKFILLING TOPSOIL. SIX (6) INCHES OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL OF THE WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS, THEN DRAINAGE PIPE SHALL BE INSTALLED.

7. ANY TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF 4" CALIBER, AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING. DEVIATIONS FROM THIS STANDARD MUST BE APPROVED BY THE PLANNING DEPARTMENT.

8. NO TREES SHALL BE PLANTED WITHIN 5 FT OF ANY UNDERGROUND UTILITIES.

SEE SHEET L-1.10 FOR FULL LANDSCAPE AND IRRIGATION NOTES

PRISM DS PROJ#: 22-002
PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
W: PRISMDS.CO
P: 479.883.2845

LSD22-0054

ENGINEERS SEAL:

LANDSCAPE ARCHITECT SEAL:

Registered Landscape Architect JENNY C. BURBIDGE 853 Arkansas
11/06/2022

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/14/2022 | RESPONSE TO COB COMMENTS |

811 Know what's below. Call before you dig.

CLIENT:

PROJECT NO.: AR1059
DATE: 11/06/2022
DWG. ID.

PROJECT TYPE:
SITE DEVELOPMENT PLANS

FOR:
EVERSOLE LOT 20 ADDITION

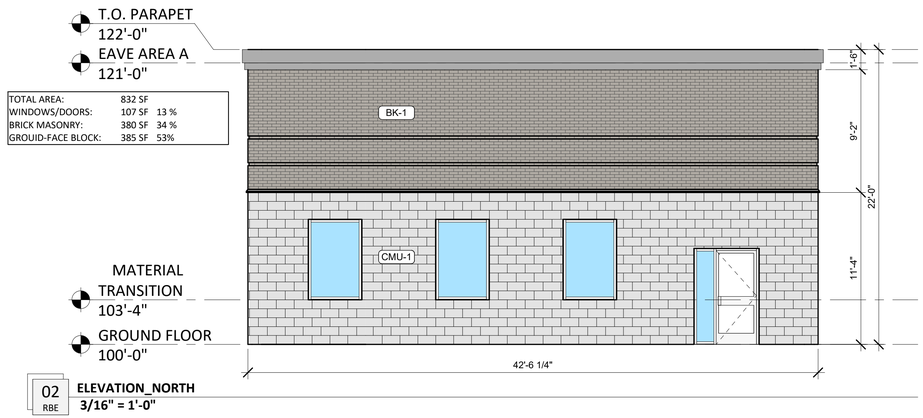
SITE ADDRESS:
SW "I" ST.
BENTONVILLE
ARKANSAS

LANDSCAPE PLAN

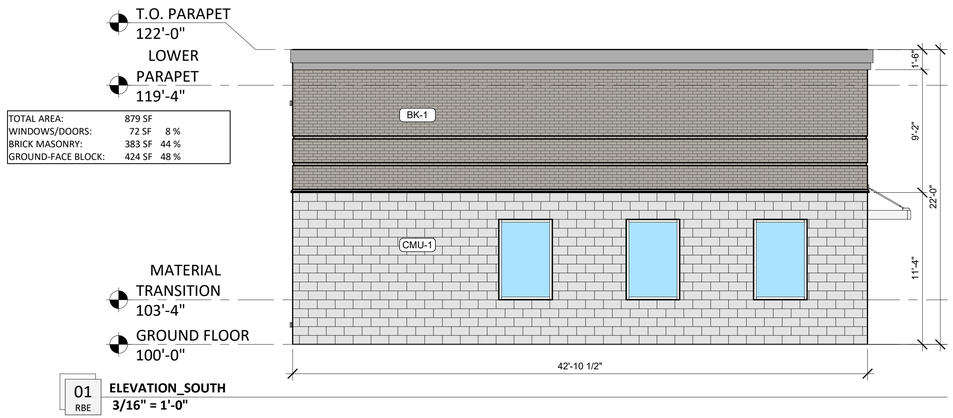
SHEET NO.
L-1.00

## EXTERIOR MATERIAL SCHEDULE

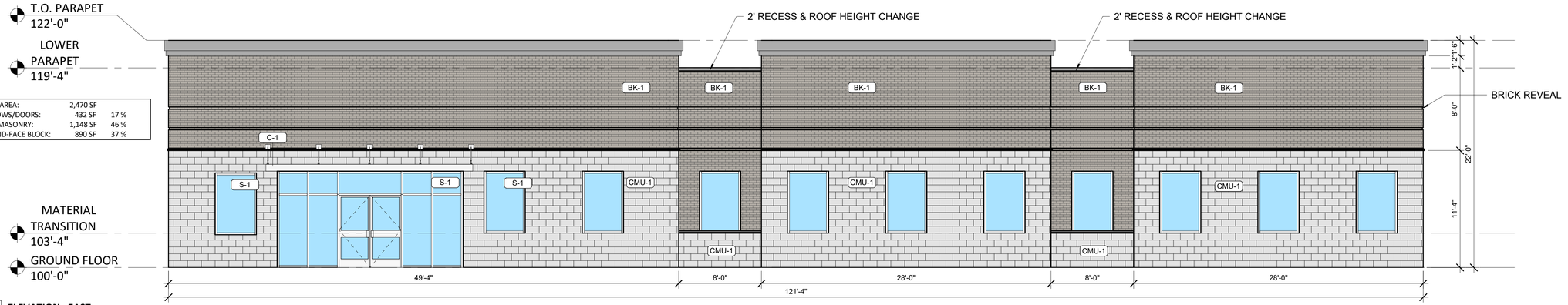
| NO. | Material | COLOR/STYLE | MANUFACTURER | COMMENTS |
|---|---|---|---|---|
| | | | | |
| BK-1 | BRICK MASONRY | STONINGTON GRAY VELOUR | SIOUX CITY BRICK | |
| BK-2 | BRICK MASONRY 2 | EBONITE VELOUR | SIOUX CITY BRICK | |
| C-1 | PREFINISHED ALUMINUM CANOPY | CLEAR ANODIZED | TBD | |
| CMU-1 | GROUND FACE BLOCK VENEER | ALMOND BARK | TRENDSTONE | VENEER USED AT BUILDING |
| CMU-2 | GROUND FACE BLOCK | ALMOND BARK | TRENDSTONE | FULL WYTHE USED AT DUMPSTER ENCLOSURE |
| M-1 | MAPESHAPE INFILL PANEL | METAL - MATCH STOREFRONT FRAME FINISH | MAPES | |
| P-4 | PAINT FINISH | SW 7655 STAMPED CONCRETE | SHERWIN WILLIAMS | EXTERIOR HM DOORS, FRAMES, BOLLARDS |
| S-1 | STOREFRONT - ALUMINUM | CLEAR ANODIZED | KAWNEER | |



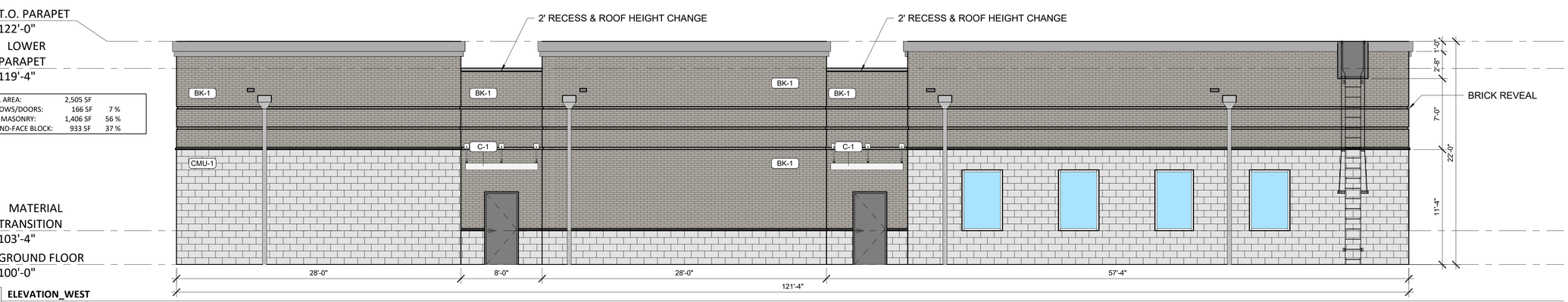

02 RBE **ELEVATION_NORTH**
**3/16" = 1'-0"**




01 RBE **ELEVATION_SOUTH**
**3/16" = 1'-0"**




03 RBE **ELEVATION _EAST**
**3/16" = 1'-0"**




04 RBE **ELEVATION_WEST**
**3/16" = 1'-0"**


b·u·f STUDIO

*702 SE 5TH ST. SUITE 30*
*BENTONVILLE, AR 72712*
*TEL: 479.321.0478*



Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.


*CLIENT NAME*

# EVERSOLE - COMMERCIAL SHELL

SW "I" ST. BENTONVILLE, AR 72713

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

09/19/2022

***Architect Name*** - RYAN FAUST

***Architect Number*** - 4711


THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.


REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

| *Drawing Size:* | *Project #:* |
|---|---|
| 24 x 36 | 19040 |
| *Drawn By:* | *Checked By:* |
| AN | KB |

*Title:*

EXTERIOR ELEVATIONS

*Sheet Number:*

RBE

*Date:* 09/19/2022




C:\Users\navarretea\Documents\22099_Workplace_Everdole_Bentonville_A_R20_navarretea.rvt

# Hunter Wright Development Group, LLC

404 SE 7th St.

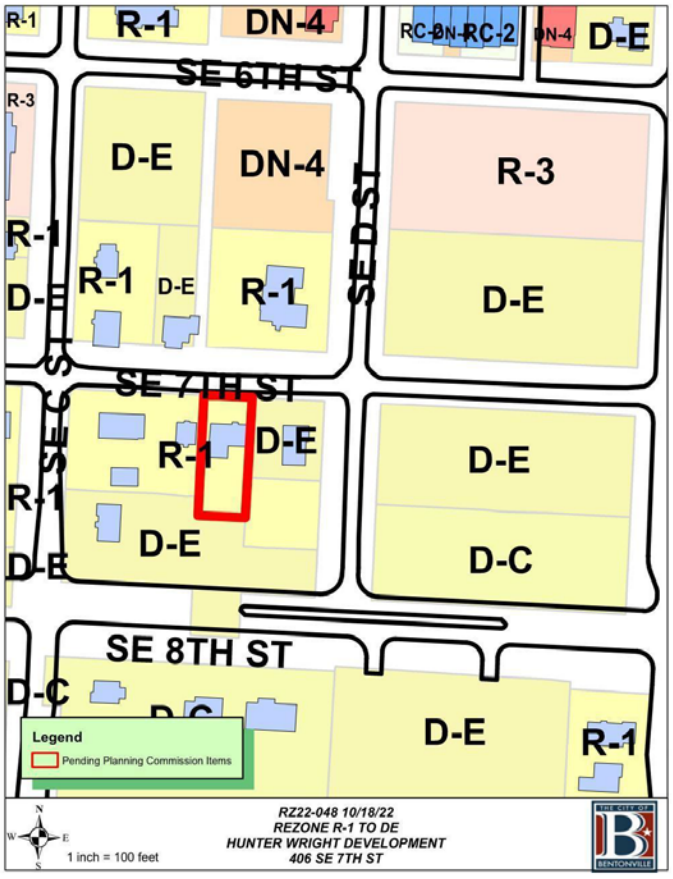
**PC Date:** 11/15/2022

**Reviewer: Keegan Stanton, Senior Planner, AICP**

| | |
|---|---|
| **Project Number** | RZ22-0048 |
| **Applicant / Current Owner** | Hunter Wright Development Group LLC |
| **Site Area** | 0.21 acres |
| **Current Zoning** | R-1, Low Density Single Family Residential |
| **Requested Zoning** | DE, Downtown Edge |
| **Future Land Use Map Designation** | Downtown Commercial (DC) |
| **Related Case(s):** | None |

**https://arcg.is/08HvK8**

**Location Map**




**Property Description**

This request is located at 404 Southeast 7th Street, located one block North of 8th Street. Directly adjacent zoning is R-1, Low Density Single Family Residential and DE, Downtown Edge. North of 8th Street shows a mix of R-1 and DE, D-C, and DN districts.

**Relationship to the Bentonville Community Plan**

The Future Land Use Plan currently shows this property as Downtown Core, in which DE zoning is appropriate. Downtown commercial areas include traditional mixed-use developments with a focus on design, character, and pedestrian access. Ground floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area looks to leverage the existing urban fabric of walkability and connectivity to increase density.

**Public Comment**

At the time of writing this staff report, staff has not received public comment on this item.

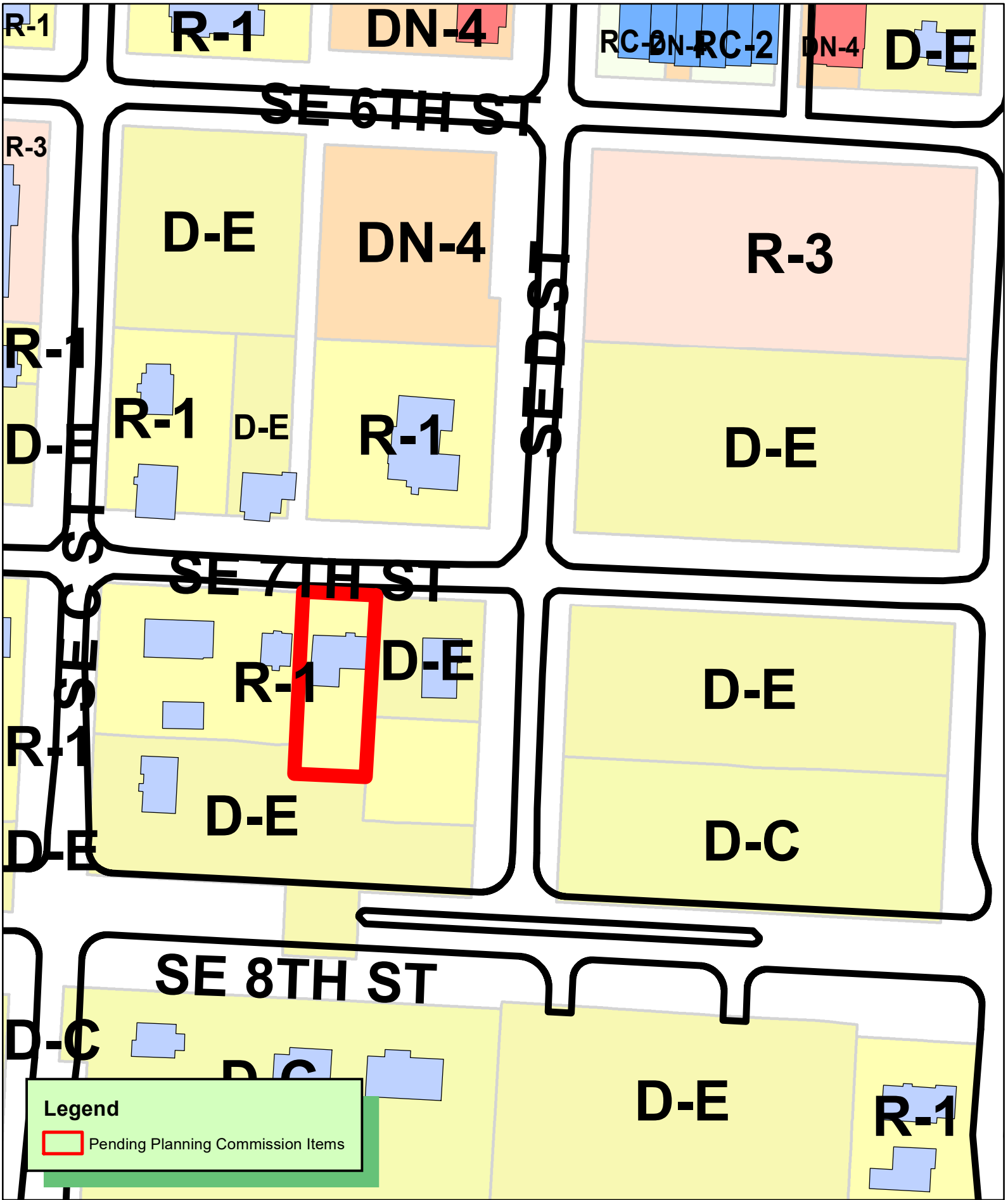
**Analysis**

The area and neighborhood in which this property is located consists of a mix of zoning districts and uses. A rezone to DE would not be inappropriate at this location, considering said mixes in zoning and uses, as well as the proximity of the property to Southeast 8th Street, a designated arterial, as well as Southeast C Street, a designated collector.

**Conclusion**

This request is consistent with the Community Plan and Future Land Use Map. DE zoning is appropriate in a Downtown Commercial designated location, as well as in Priority Area 1. Additionally, the uses permitted in DE would contribute to goals of the Community Plan by increasing density and connectivity.

Planning staff recommends approval of the rezoning request.




*RZ22-048 10/18/22*
*REZONE R-1 TO DE*
*HUNTER WRIGHT DEVELOPMENT*
*406 SE 7TH ST*

September 9, 2022

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Request-406 SE 7th street-Lot 12 block H

To Whom It May Concern:
We are requesting to rezone this property from R-1 single family to Downtown Edge to be compatible with adjacent and surrounding DE properties. All utilities, water, gas, electricity, and sewer are available at the site. Should you have any questions or need additional information please contact us.

Sincerely,

Reginald Wright.

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DE, DOWNTOWN EDGE; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0048)**

**WHEREAS**, Hunter Wright Development Group LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

60 FEET SQUARELY OFF THE WEST END OF LOTS 1,4 & 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

**_____**
**Stephanie Orman, Mayor**

**ATTEST:**

**_____**
**Kirby Romines, City Clerk**

# Vivian Farms Subdivision

South Vaughn Road
**PC Date:** 11/15/2022
**Reviewer:** Luke Aitken, Planning Technician

| | |
|---|---|
| **Project Number** | RZ22-0052, RZ22-0053, RZ22-0054, RZ22-0055 |
| **Applicant / Current Owner** | Odyssey Engineering, for<br>Washark Investments, LLC<br>Elite Equity Group of Arkansas LLC<br>Roth Farms LLC |
| **Site Area** | TOTAL: +/- 130 Acres<br>R-2: +/- 99.88 Acres<br>R-3: +/- 20.35 Acres<br>C-2: +/- 10.00 Acres |
| **Current Zoning** | A-1, Agricultural |
| **Requested Zoning** | R-2, Medium Density Two Family and Townhome Residential |
| **Requested Zoning** | R-3, Medium-High Density Multifamily Residential |
| **Requested Zoning** | C-2, General Commercial |
| **Future Land Use Map Designation** | Agriculture (A) |
| **Requested Future Land Use Map Designation** | Medium-Density Residential (MDR) |
| **Requested Future Land Use Map Designation** | General Commercial (C) |

**https://arcg.is/08HvK8**

**This document is intended to serve as a unified staff report for the project numbers listed above.**

**Property Description**
These properies are located south of the intersection of South Vaughn Road & Southwest Anglin Road along South Vaughn Road. The six parcels in question have been annexed into the City of Bentonville under A-1, Agriculture zoning. Adjacent zoning districts include R-1, Low Denisty Single Family Residential to the north, R-3, Medium-High Density Multifamily Residential to the south, and A-1, Agriculture to the east and west.

**Relationship to the Bentonville Community Plan**
The Future Land Use Plan currently depicts these properties as Agriculture, however, the applicant is requesting changes in the Future Land Use Plan to Medium-Density Residential (RZ22-0055, RZ22-0052, RZ22-0053) and General Commercial (RZ22-0054).

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and oces. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

These properties are located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development in areas proximate to existing infrstructure in order to capitalize on municipal investment that has already taken place. Water utilities are located in South Vaughn Road and sewer is available through the City of Centerton.

**Analysis**
The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

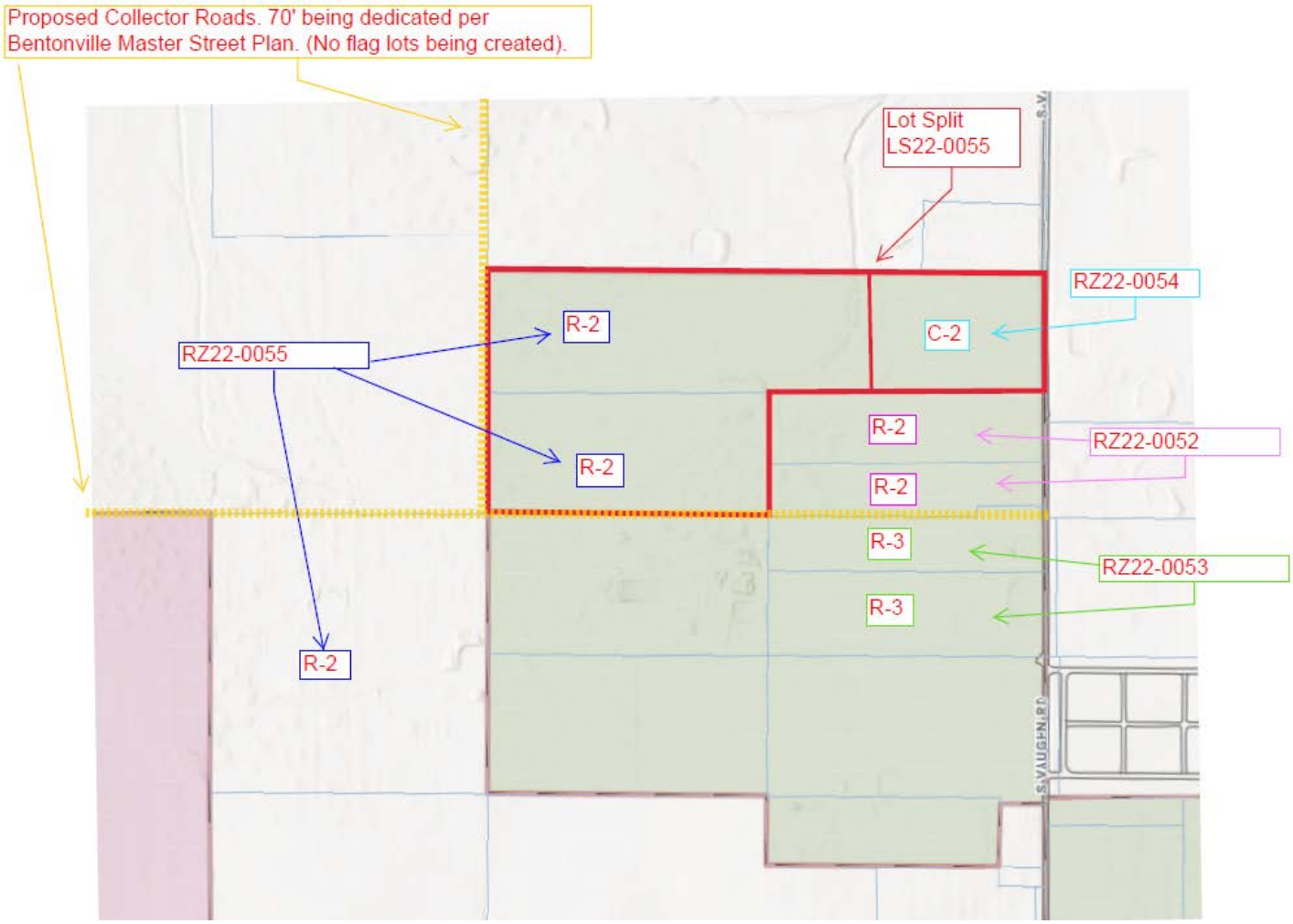
The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

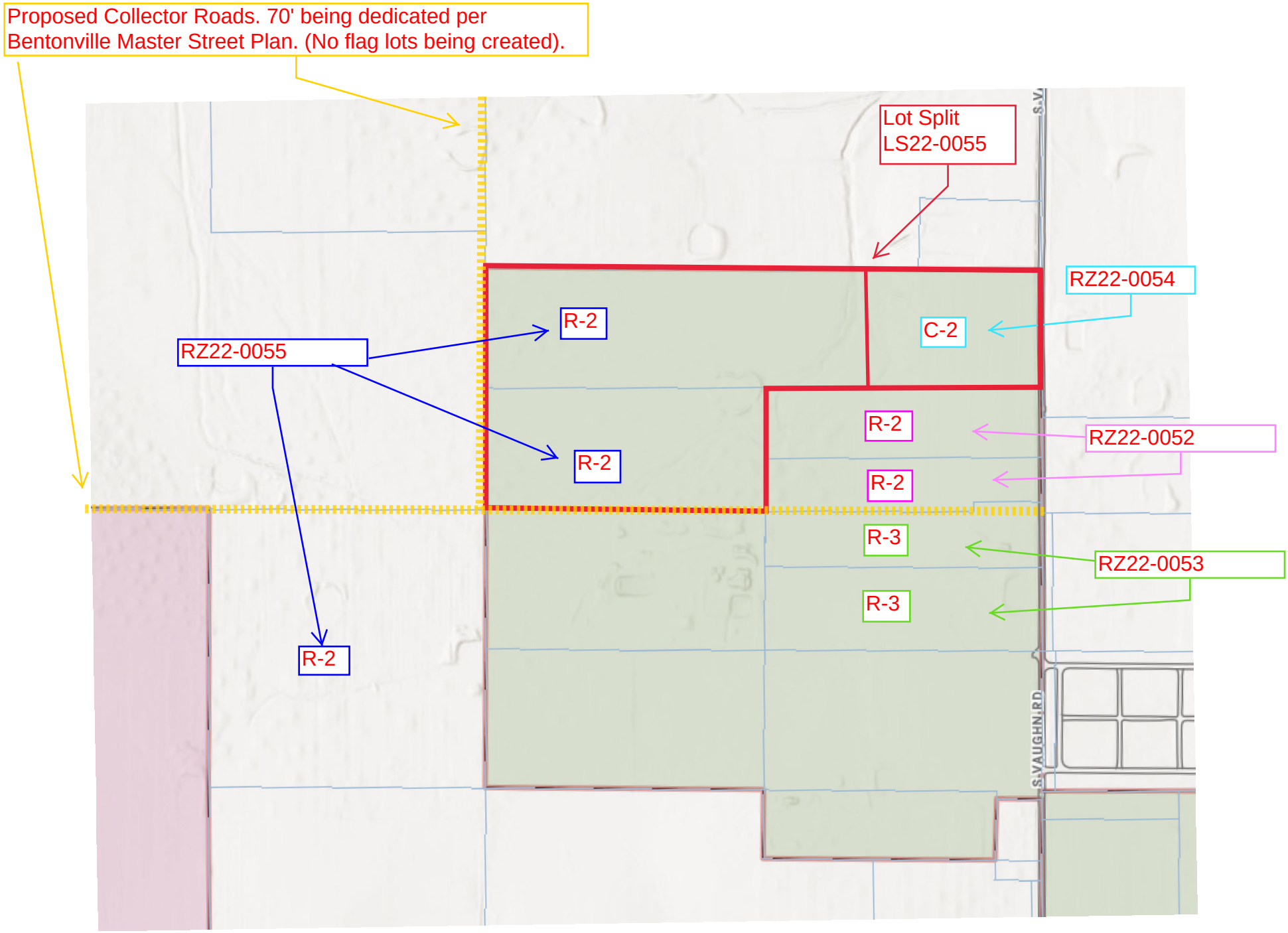
Lastly, the C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

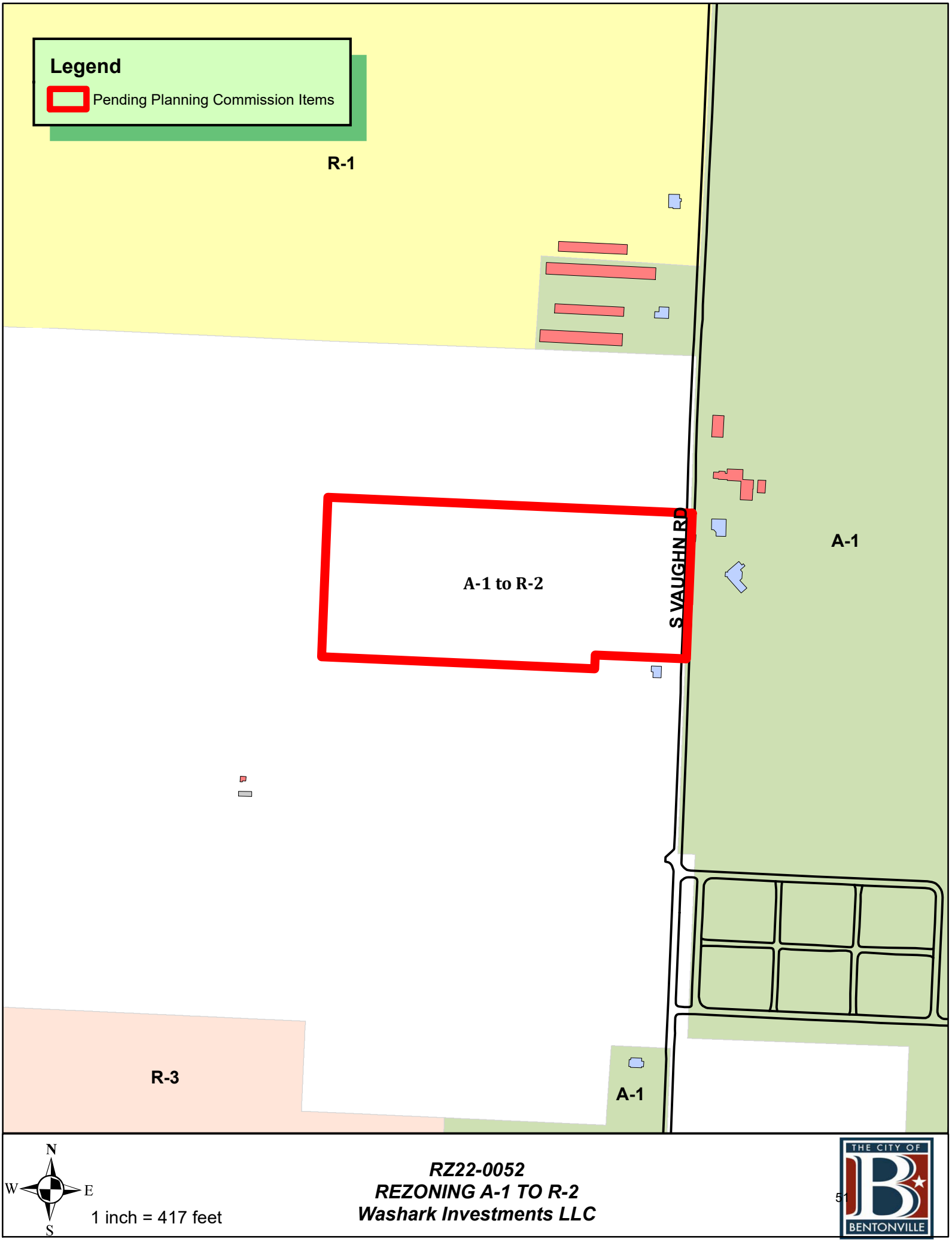
**Public Comment**
At the time of writing this staff report, staff **has not** received public comment on this item.

**XNA Airport Overlay**
This property is also partly within Airport Zone 4 Traffic Pattern Zone which extends out from the flight path of XNA's runway. This zone does not prohibit any land use, however there are general provisions regarding electronic interference, sound attenuation, and avigation easements. While no uses are explicitly restricted, the encroachment of Airport Zone 4 does raise concerns regarding residential uses in at least part of the subject property. Furthermore, plans are underway for a second runway at XNA that may contribute to additional Airport Zone overlays that may affect this property.

**Conclusion**
While this request is not consistent with the Future Land Use Plan, it is consistent with some of the development patterns located in the vicinity. While this property is near to existing local utilities, the Community Plan does encourage the city to consider reserving or preserving land in or near new residential subdivisions for commercial uses to serve these subdivisisons. This is especially important the further a request is from the more highly developed portions of Bentonville. By preserving these areas now, commercial uses can more easily integrate into new neighborhoods and areas which brings goods and services closer to more residents and lessens the amount of trips making journeys across the length of the city. Staff recommends that any commercial zoning be located at the intersection of Vaughn Road with a planned future collector as depicted in the Master Street Plan. This intersection would be an appropriate location for more intense commercial land uses.




Proposed Collector Roads. 70' being dedicated per Bentonville Master Street Plan. (No flag lots being created).
Lot Split LS22-0055
RZ22-0054
C-2
R-2
RZ22-0055
R-2
R-2
RZ22-0052
R-2
R-3
RZ22-0053
R-3
R-2
S.VAUGHN RD




***RZ22-0052***
***REZONING A-1 TO R-2***
***Washark Investments LLC***

ODYSSEY ENGINEERING

October 6, 2022

City of Bentonville Current Planning Department
305 SW A Street
Bentonville, AR 72712

RE: R-2 Rezone Application Narrative

To Whom It May Concern:

Please consider this narrative, along with all accompanying documents, as the submittal for the Rezoning of Parcels 15-19104-000 & 15-19103-002. This 17.2-acre project is located on the west side of Vaughn Rd (Hwy 279) approximately 0.4 miles south of the intersection of Vaughn Rd & SW Anglin Rd in Bentonville, AR.

The current zoning is agricultural which was automatically assigned when the annexation was finalized earlier this year. The proposed zoning is R-2 Medium Density Single Family Residential. This rezoning has been requested by the owner so that they can develop a single-family subdivision. This request is consistent with recent developments in the area including a residential subdivision to the north, south, and several to the west in Centerton.

Additional traffic is anticipated for approximately 60 single family lots. The proposed subdivision will be installing a collector road on the south side. Per conversations with the City of Bentonville and ArDOT, the proposed collector and existing Vaughn Rd (Hwy 279) will have sufficient capacity for the proposed traffic.

The property has access to a 12” water main owned by the City of Bentonville along S. Vaughn Road. The property also has access to a 21” sewer main owned by the City of Centerton through the back of the property. Both Cities have been contacted and confirmed there are no anticipated capacity issues for this development.

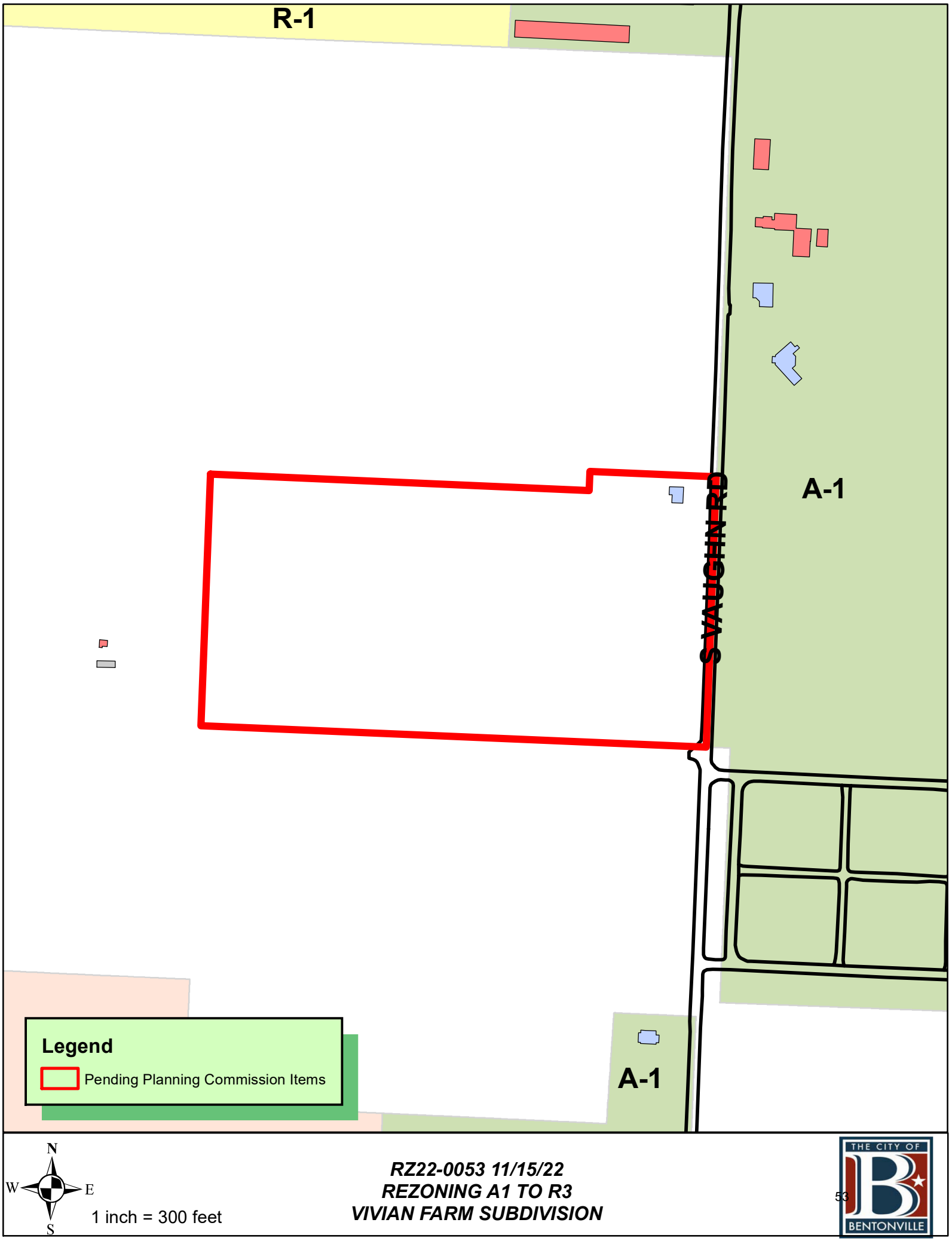
Included with this letter you will find:

- Property Owner Consent
- Warranty Deed
- Word Doc. of Legal Description
- List of Adjacent Property Owners

Should you have any questions regarding this submittal, please contact us at **479-480-3330** or **ctilley@odysseynwa.com**. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,

Chris Tilley
Project Coordinator


R-1
A-1
S VAUGHN RD
A-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 300 feet
RZ22-0053 11/15/22
REZONING A1 TO R3
VIVIAN FARM SUBDIVISION
THE CITY OF
BENTONVILLE

ODYSSEY ENGINEERING

October 6, 2022

City of Bentonville Current Planning Department
305 SW A Street
Bentonville, AR 72712

RE: R-3 Rezone Application Narrative

To Whom It May Concern:

Please consider this narrative, along with all accompanying documents, as the submittal for the Rezoning of Parcels 15-19010-000 and 15-19011-000. This 20.35-acre project is located on the west side of Vaughn Rd (Hwy 279) approximately 0.5 miles south of the intersection of Vaughn Rd & SW Anglin Rd in Bentonville, AR.

The current zoning is agricultural which was automatically assigned when the annexation was finalized earlier this year. The proposed zoning is R-3, Medium-High Density Multifamily Residential. This rezoning has been requested by the owner so that they can develop multi-family and quad-plex housing. This request is consistent with recent developments in the area including a residential subdivision to the north, south, and several to the west that fall within the city limits of Centerton.

Additional traffic is anticipated for this development. The developer will be installing a collector road to the north for a separate residential development prior to breaking ground on this proposed multi-family development. Per conversations with the City of Bentonville and ArDOT, the proposed collector and existing Vaughn Rd (Hwy 279) will have sufficient capacity for the proposed traffic.

The property has access to a 12” water main owned by the City of Bentonville along S. Vaughn Road. The property also has access to a 21” sewer main owned by the City of Centerton at the northwest corner of the north property. Both Cities have been contacted and confirmed there are no anticipated capacity issues for this development.

Included with this letter you will find:

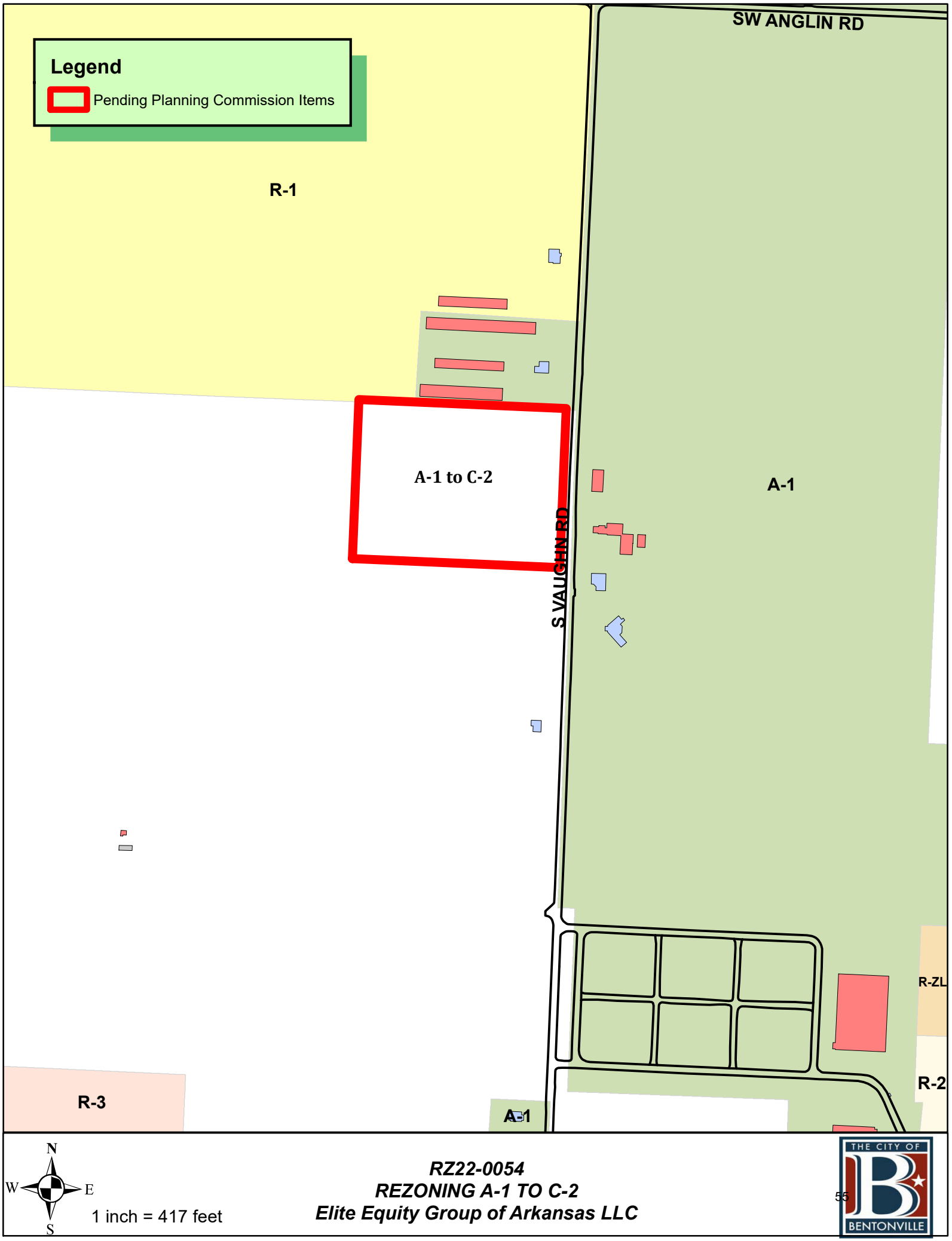
- Property Owner Consent
- Warranty Deed
- Word Doc. of Legal Description
- List of Adjacent Property Owners

Should you have any questions regarding this submittal, please contact us at **479-480-3330** or **ctilley@odysseynwa.com**. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,

Chris Tilley
Project Coordinator

479.480.3330
www.odysseynwa.com
117 Parkwood St., Suite 101, Lowell, AR 72745


Legend
Pending Planning Commission Items
SW ANGLIN RD
R-1
A-1 to C-2
A-1
S VAUGHN RD
R-ZL
R-2
R-3
A-1
N
W
E
S
1 inch = 417 feet
RZ22-0054
REZONING A-1 TO C-2
Elite Equity Group of Arkansas LLC
THE CITY OF
BENTONVILLE

ODYSSEY ENGINEERING

October 7, 2022

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Part of Parcel No. 18-09005-000 (Previously 15-19103-000), C-2 Rezoning Narrative

To Whom It May Concern:

Please consider this letter, along with all accompanying documents, as the submittal for the rezoning of a portion of parcel no. 18-09005-000, more generally a 10.00-acre property located on the west side of S. Vaughn Road in Bentonville. It should be noted that by the allowance of the Planning Department, a lot split has been submitted concurrent to this rezoning, along with a rezoning submittal to R-2 for the westernmost 42.07-acres of this parcel. The 10-acres will be a new lot pending the approval of said lot split.

Along with the above request, we ask that the City consider amending the future land use map for this area from Agricultural to General Commercial.

The property is owned by Elite Equity Group of Arkansas, LLC. It is undeveloped, recently annexed into Bentonville, and the default zoning is A-1 (Agricultural). The owner would like to propose a rezone of this property to C-2 (General Commercial) in order to sell the land. Commercial zoning in this area is consistent with other properties to the south directly off of Vaughn Road.

Additional traffic is anticipated for the proposed commercial development; however, no capacity issues are anticipated on Vaughn Road.

To the east, along Vaughn Road, the property has access to a 12” water main owned by the City of Bentonville. The property also has access to an existing 21” sewer main owned by the City of Centerton on the west side of the property.

Included with this letter you will find:

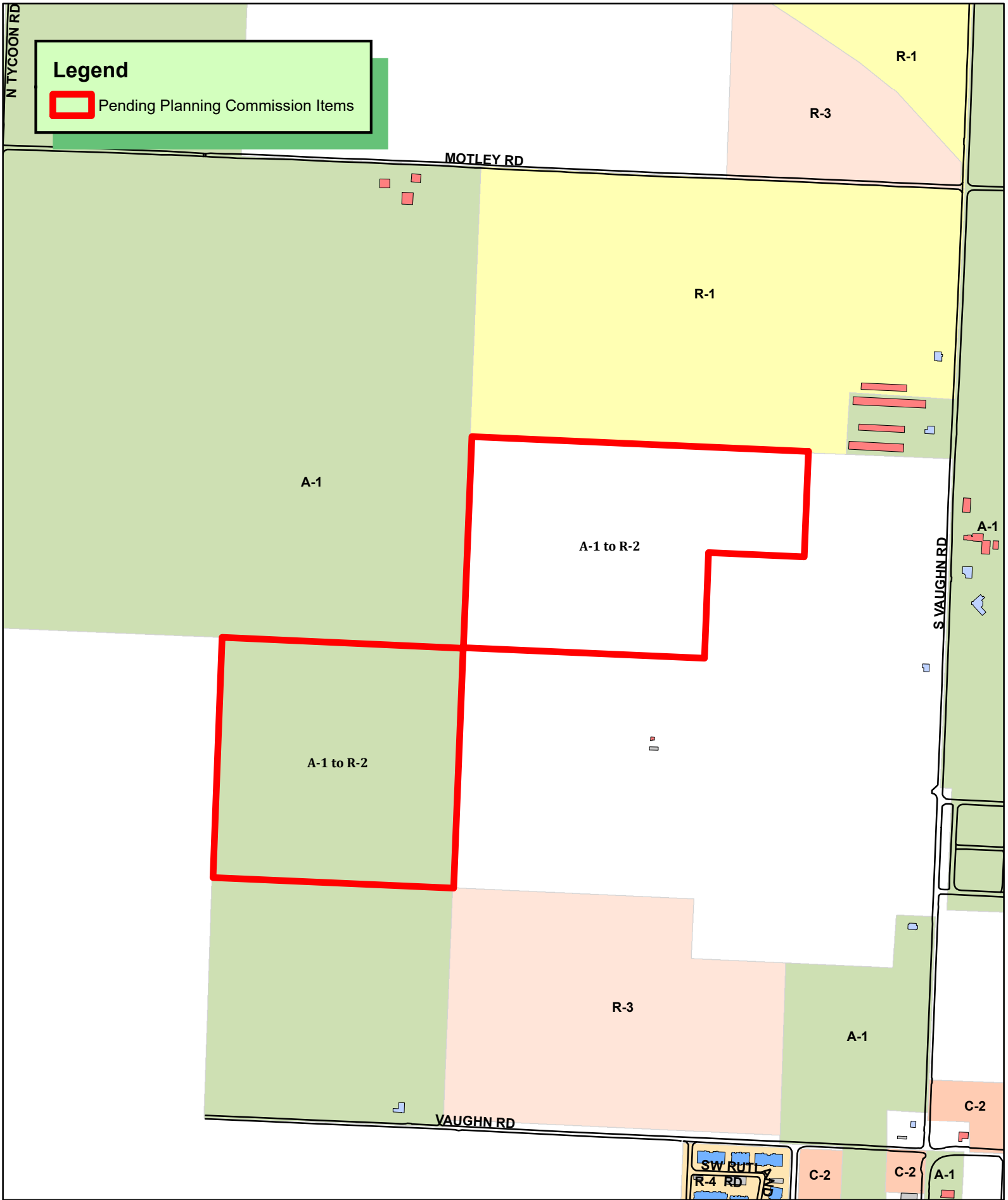
- Property Owner Consent
- Warranty Deed
- Word Doc. of Legal Description
- List of Adjacent Property Owners

Should you have any questions regarding this submittal, please contact us at **479.480.3330** or **ctilley@odysseynwa.com**. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,

Chris Tilley
Project Coordinator

479.480.3330
www.odysseynwa.com
117 Parkwood St., Suite 101, Lowell, AR 72745




N
W E
S

1 inch = 667 feet

***RZ22-0055***
***REZONING A-1 TO R-2***
***Roth Farms LLC/Elite Equity Group***



THE CITY OF BENTONVILLE

ODYSSEY ENGINEERING

October 7, 2022

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Narrative - R-2 (RZ22-0055)
Parcel No. 01-08203-099 and Segment of Parcel No. 18-09005-000 (previously 15-19103-000 & 15-19103-001)

To Whom It May Concern:

Please consider this letter, along with all accompanying documents, as the submittal for the rezoning of Parcel No. 01-08203-099 & a portion of Parcel No. 18-09005-000 (previously 15-19103-000 & 15-19103-001); more generally a 40-acre property to the east of W. Tycoon Road and a 42.07-acre property located to the west of S. Vaughn Road in Bentonville.

Along with the above request, we ask that the City consider amending the future land use map for this area from Agriculture to Medium Density Residential.

The properties are owned by Elite Equity Group of Arkansas, LLC and Roth Farms, LLC. They are undeveloped and currently zoned agricultural. Parcel No. 18-09005-000 (previously 15-19103-000 & 15-19103-001) has been recently annexed into Bentonville, and the default zoning is A-1 (Agricultural). The owner would like to propose rezones of these properties to R-2 (Medium Density Residential) in order to develop them into residential subdivisions. This is consistent with property to the north, proposed projects to the west and southeast, and residential developments within a quarter mile that fall into the City of Centerton. It should be noted that at the allowance of the Planning Department, a lot split has been submitted concurrent to this rezoning, along with a rezoning submittal to C-2 for the easternmost 10-acres of parcel 18-09005-000. That 10-acres will be a new lot pending the approval of said lot split.

Additional traffic is anticipated for the proposed residential properties. The proposed subdivisions will be installing collector roads per City requirements. The proposed collectors will connect to adjacent developments and will have adequate capacity to serve the developments.

**Parcel 01-08203-099**
To the west, the property has access to an 8” water main owned by the City of Centerton that is currently being extended from Tycoon Road. To the east, the property has access to a 12” water main owned by the City of Bentonville that is anticipated to be extended to the property from Vaughn Road. The property also has access to an existing 15” sewer main owned by the City of Centerton on the north and west sides of the property.

**Parcel 18-09005-000 (previously 15-19103-000 & 15-19103-001)**
To the east, the property has access to a 12” water main owned by the City of Bentonville that is anticipated to be extended to the property from Vaughn Road. The property also has access to an existing 21” sewer main owned by the City of Centerton on the east and south sides of the property.

479.480.3330
www.odysseynwa.com
117 Parkwood St., Suite 101, Lowell, AR 72745

ODYSSEY ENGINEERING

Included with this letter you will find:

- Property Owner Consent
- Warranty Deed
- Word Doc. of Legal Description
- List of Adjacent Property Owners

Should you have any questions regarding this submittal, please contact us at **479.480.3330** or **ctilley@odysseynwa.com**. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,

Chris Tilley
Project Coordinator

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0052)**

**WHEREAS**, Washark Investments LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SW CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N 02°12'02" E, 249.05 FEET TO AN EXISTING REBAR; THENCE S 87°30'14" E, 1322.58 FEET; THENCE S 02°19'21" W, 199.12 FEET; THENCE N 87°29'55" W, 330.53 FEET TO AN EXISTING REBAR; THENCE S 02°27'45" W, 50.08 FEET TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID SOUTH LINE N 87°29'47" W, 991.39 FEET TO THE POINT OF BEGINNING, CONTAINING 7.18 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD. ALSO BEING KNOWN AS NEW LOT 2 OF VIVIAN FARM SUBDIVISION, PHASE 2, AS SHOWN ON THE PROPERTY LINE ADJUSTMENT FILED AS DOCUMENT L202192882. LOT 4, VIVIAN FARM SUBDIVISION, PHASE 2, BEING A LOT SPLIT OF LOT 1, VIVIAN FARM SUBDIVISION, PHASE 2, CREATING LOTS 3 & 4, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. L202209326, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF LOT 1 OF VIVIAN FARM PHASE 2, AS SHOWN ON FILED PLAT L202193303 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°12'02" E 249.05' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND RUNNING THENCE N02°17'24" E 329.90' TO AN EXISTING REBAR, THENCE S87°30'18" E 1322.76', THENCE S02°19'21" W 329.93' THENCE N87°30'14" W 1322.58' TO THE POINT OF BEGINNING, CONTAINING 10.02

ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAIN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

_____

**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**

**RESOLUTION NO. _____**

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0052)**

**WHEREAS**, Washark Investments LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SW CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N 02°12’02” E, 249.05 FEET TO AN EXISTING REBAR; THENCE S 87°30’14” E, 1322.58 FEET; THENCE S 02°19’21” W, 199.12 FEET; THENCE N 87°29’55” W, 330.53 FEET TO AN EXISTING REBAR; THENCE S 02°27’45” W, 50.08 FEET TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID SOUTH LINE N 87°29’47” W, 991.39 FEET TO THE POINT OF BEGINNING, CONTAINING 7.18 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD. ALSO BEING KNOWN AS NEW LOT 2 OF VIVIAN FARM SUBDIVISION, PHASE 2, AS SHOWN ON THE PROPERTY LINE ADJUSTMENT FILED AS DOCUMENT L202192882. LOT 4, VIVIAN FARM SUBDIVISION, PHASE 2, BEING A LOT SPLIT OF LOT 1, VIVIAN FARM SUBDIVISION, PHASE 2, CREATING LOTS 3 & 4, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. L202209326, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF LOT 1 OF VIVIAN FARM PHASE 2, AS SHOWN ON FILED PLAT L202193303 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°12’02” E 249.05’ FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND RUNNING THENCE N02°17’24” E 329.90’ TO AN EXISTING REBAR, THENCE S87°30’18” E 1322.76’, THENCE S02°19’21” W 329.93’ THENCE N87°30’14” W 1322.58’ TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS. SUBJECT TO

THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAIN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 at the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present land use classification of AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED AND APPROVED this ___ day of _____, 2022.**

**APPROVED:**

_____

**Stephanie Orman, Mayor**

**ATTEST:**

_____

**Kirby Romines, City Clerk**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0053)**

**WHEREAS**, Washark Investments LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE NE ¼ OF THE SW ¼ AND A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NW CORNER OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 17 AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S 87°29’47” E 991.39’ TO AN EXISTING REBAR, THENCE LEAVING SAID NORTH LINE N02°27’45” E 50.08’ TO AN EXISTING REBAR, THENCE S87°29’55” E 330.53’, THENCE S02°20’02” E 312.67’, THENCE N872947 W 1321.77’ TO A POINT ON THE WEST LINE OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 17, THENCE ALONG SAID WEST LINE N02°16’29” E 262.58’ TO THE POINT OF BEGINNING, CONTAINING 8.35 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT ALSO SUBJECTED TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD. ALSO BEING KNOWN AS NEW LOT 1 OF VIVIAN FARMS SUBDIVISION IN SURVEY FILED FOR RECORD IN/AS DOUCMENT NO. L202058223. A PART OF THE NE ¼ OF THE SW ¼ AND A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT WHICH IS S02°16’29” W 262.58’ FROM THE NW CORNER THEREOF AND RUNNING THENCE S87°29’47” E 1321.77, THENCE S02°20’02” W 369.11’, THENCE N87°27’39” W 1321.36’ TO AN EXISTING REBAR ON THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID WEST LINE N02°16’29” E 395.29’ TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT ALSO SUBJECTED TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD. ALSO BEING KNOWN AS NEW LOT 2 OF VIVIAN FARMS SUBDIVISION IN SURVEY FILED FOR RECORD IN/AS DOUCMENT NO. L202058223.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

_____

**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**

**RESOLUTION NO. _____**

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0053)**

**WHEREAS**, Washark Investments LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

A PART OF THE NE ¼ OF THE SW ¼ AND A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NW CORNER OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 17 AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S 87°29’47” E 991.39’ TO AN EXISTING REBAR, THENCE LEAVING SAID NORTH LINE N02°27’45” E 50.08’ TO AN EXISTING REBAR, THENCE S87°29’55” E 330.53’, THENCE S02°20’02” E 312.67’, THENCE N872947 W 1321.77’ TO A POINT ON THE WEST LINE OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 17, THENCE ALONG SAID WEST LINE N02°16’29” E 262.58’ TO THE POINT OF BEGINNING, CONTAINING 8.35 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT ALSO SUBJECTED TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD. ALSO BEING KNOWN AS NEW LOT 1 OF VIVIAN FARMS SUBDIVISION IN SURVEY FILED FOR RECORD IN/AS DOUCMENT NO. L202058223. A PART OF THE NE ¼ OF THE SW ¼ AND A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 17, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID FORTY ACRE TRACT WHICH IS S02°16’29” W 262.58’ FROM THE NW CORNER THEREOF AND RUNNING THENCE S87°29’47” E 1321.77, THENCE S02°20’02” W 369.11’, THENCE N87°27’39” W 1321.36’ TO AN EXISTING REBAR ON THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID WEST LINE N02°16’29” E 395.29’ TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH VAUGHN ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT ALSO SUBJECTED TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD. ALSO BEING KNOWN AS NEW LOT 2 OF VIVIAN FARMS SUBDIVISION IN SURVEY FILED FOR RECORD IN/AS DOUCMENT NO. L202058223.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 at the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present land use classification of AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED AND APPROVED this ___ day of _____, 2022.**

**APPROVED:**

_____

**Stephanie Orman, Mayor**

**ATTEST:**

_____

**Kirby Romines, City Clerk**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO C-2, GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0054)**

**WHEREAS**, Elite Equity Group of Arkansas, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF LOT 3 OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 THE FOLLOWING (3) THREE COURSES: 1.) N02°11'24"E 249.21 FEET TO A FOUND 5/8" REBAR; 2.) N02°17'14"E 329.89 FEET TO A FOUND 5/8" REBAR; 3.) S87°30'18"E 524.12 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERN LINE, N02°19'21"E 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE, S87°30'04"E 753.62 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 577.99 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, N87°30'18"W 753.62 FEET TO THE POINT OF BEGINNING, CONTAINING 435,600 SQUARE FEET OR 10.00 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

**_____**

**Stephanie Orman, Mayor**

**ATTEST:**

**_____**

**Kirby Romines, City Clerk**

**RESOLUTION NO. _____**

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0054)**

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**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

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**PASSED AND APPROVED this ___ day of _____, 2022.**

**APPROVED:**

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**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0055)**

**WHEREAS**, Roth Farms LLC/Elite Equity Group of Arkansas, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

THE NE 1/4 OF THE SE 1/4 OF SECTION 18, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NW CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S 87°24’58” E, 1321.72 FEET TO AN EXISTING REBAR MARKING THE NE CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE THERE OF S 02°15’49” W, 1315.85 FEET TO THE SE CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE SOUTH LINE THEREOF N 87°29’58” W, 1320.17 FEET TO AN EXISTING REBAR MARKING THE SW CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE WEST LINE THEREOF N 02°11’48” E, 1317.78 FEET TO THE POINT OF BEGINNING, CONTAINING 39.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. PART OF LOT 3 OF VIVIAN FARM SUBDIVISION, PHASE 2, BENTON COUNTY, ARKANSAS ACCORDING TO PLAT INSTR. NO. L202209326, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR AT THE MOST SOUTHERN CORNER OF SAID LOT 3, THE SAME CORNER BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN; THENCE N87°30'07"W 1322.17 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N02°18'15"E 1157.20 FEET TO A FOUND 1/2" REBAR WITH CAP PLS 944 AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, S87°30'04"E 1845.88 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337; THENCE DEPARTING SAID NORTH LINE, S02°19'21"W 578.04 FEET TO A SET 5/8" REBAR WITH CAP PLS 1337 ON THE SOUTHERN LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERN LINE, THE FOLLOWING THREE (3) COURSES: 1.) N87°30'18"W 524.12 FEET TO A FOUND 5/8" REBAR; 2.) S02°17'14"W 329.89 FEET TO A FOUND 5/8" REBAR; 3.) S02°11'24"W 249.21 FEET TO THE POINT OF

BEGINNING, CONTAINING 1,832,431 SQUARE FEET OR 42.07 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 in the Council Chambers of the City of Bentonville;

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**APPROVED:**

**_____**

**ATTEST:** **Stephanie Orman, Mayor**

**_____**

**Kirby Romines, City Clerk**

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**APPROVED:**

_____

**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**

# Main and A Connect LLC

Southwest A Street and South Main Street at Southwest 14th Street

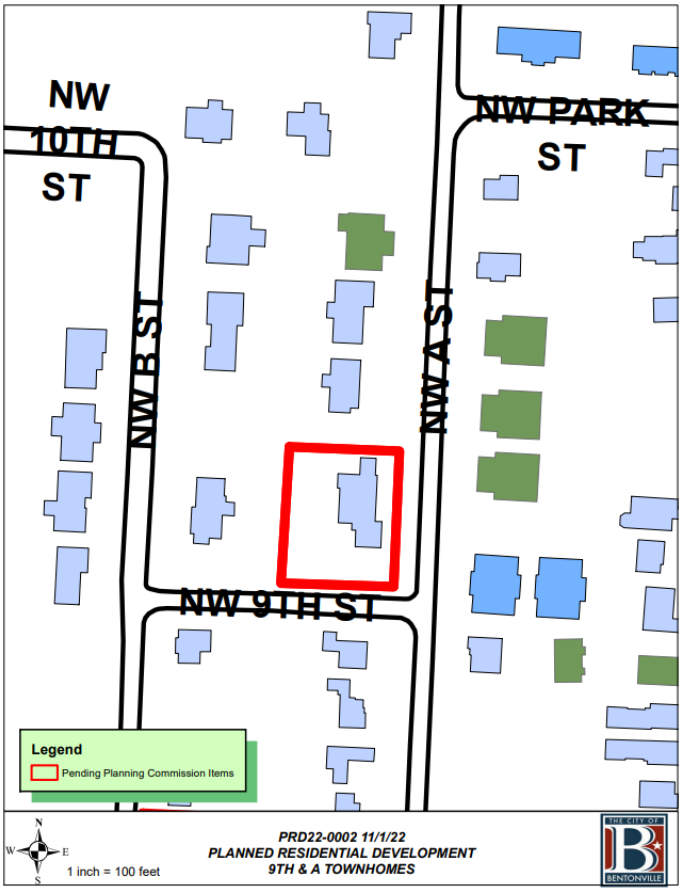
**PC Date:** 11/15/2022

**Reviewer:** Keegan Stanton, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | PRD22-0003 |
| **Applicant / Current Owner** | **Main and A Connect LLC** |
| **Site Area** | +/- 4.74 acres |
| **Current Zoning** | DC, Downtown Core |
| **Requested Zoning** | PRD, Planned Residential Development |
| **Future Land Use Map Designation** | Mixed-Use Commercial (MUC) |

**https://arcg.is/08HvK8**

**Location Map**




**Property Description**

This property is composed of two discrete vacant properties. One is located on the West side of Southwest A Street between Tri-City Granite and the rear access to AutoZone. The other is located across Southwest A Street, North of and behind the strip center facing Southwest 14th Street. Both properties are presently zoned DC, Downtown Core. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the West and East across South Main Street, and DC to the North and South.

**Relationship to the Bentonville Community Plan**

The Future Land Use Plan currently depicts this property as Mixed-Use Commercial. Mixed-use commercial areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas but should be sited and designed to not be detrimental to the character of the area.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment and intensification in and around Downtown Bentonville.

**Public Comment**

At the time of writing this staff report, staff has not received public comment on this item.

**Analysis**

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments.

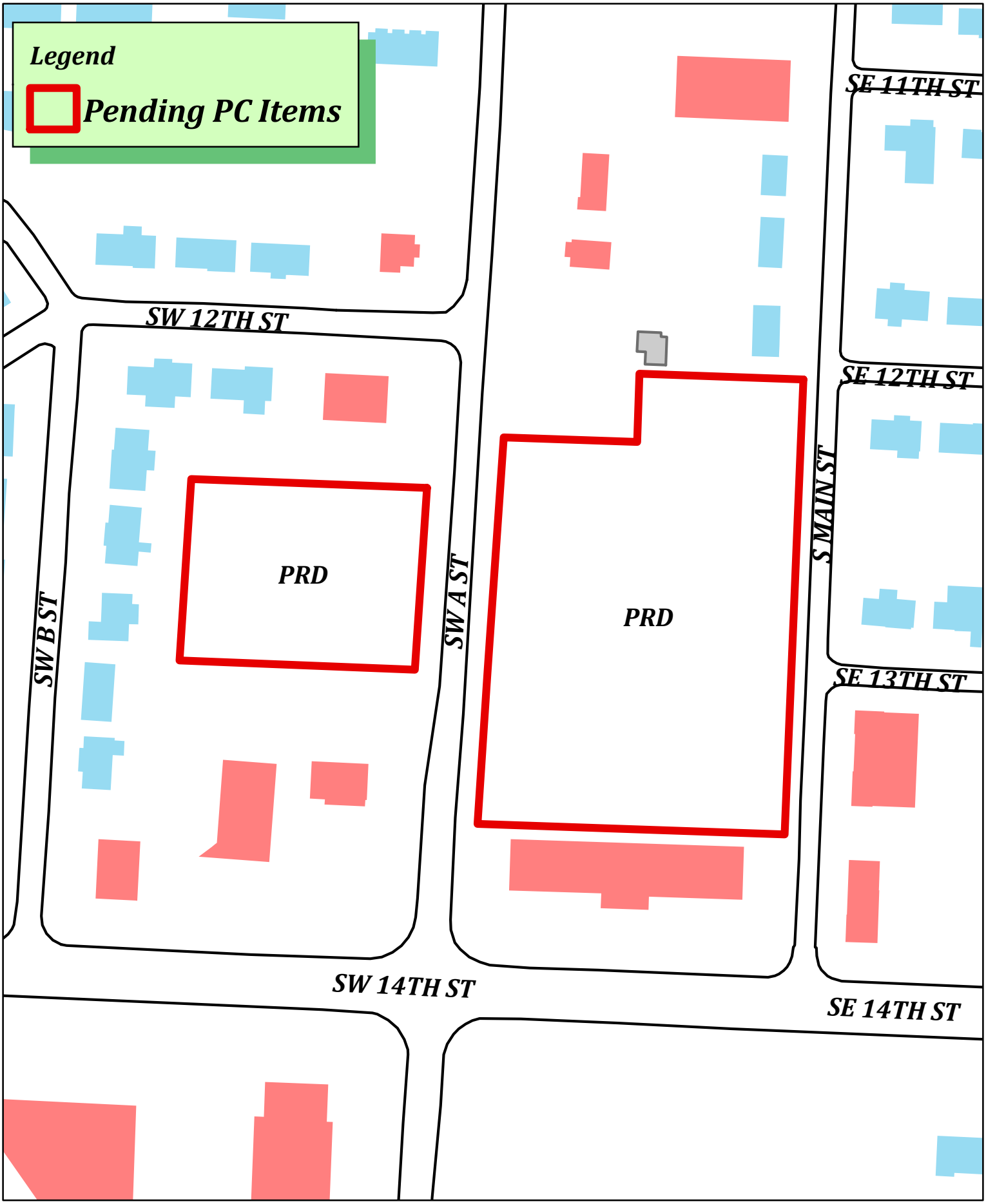
The applicant is proposing a Planned Residential Development (PRD) consisting of six 3-story multi-family structures on 4.74 acres to be constructed in two phases. At full build-out, the development will consist of 238 residential units and approximately 5,000 square-feet of commercial space. The PRD exceeds the minimum open space requirements by devoting 19% of the total area of the site to common open space and 894 square feet of land area per dwelling unit. 235 total parking spaces are being provided, as well as some on-street parking with improvements to both Southwest A Street and South Main Street. As design details materialize, this PRD may need to be amended accordingly. Major amendments to the PRD shall require additional Planning Commission review and approval. See the applicant's attachments for master plan, elevations, and architectural style.

A larger-than-usual setback is shown on the East side along South Main Street due to required setbacks from overhead electric utilities. All landscaping requirements are met from the Land Development Code, including perimeter and parking lot landscaping.

The six proposed buildings offer a range of architectural styles, colors, and materials. The principal materials proposed across all six buildings include brick, glass, metal panel, and fiber cement panels. Note that generally the use of fiber cement panels is on internal elevations and not facing public streets.

**Waivers:**
There are no waivers requested with the PRD.

**Conclusion**
This request is consistent with the Future Land Use Plan and is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 1, Downtown Intensification which highlights reinvestment in and around the downtown area.

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**PRD22-0003**
**Constellation Properties LLC**
**D-C to PRD**

# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## PLANNED RESIDENTIAL DEVELOPMENT INTENT

Ecological Design Group (EDG) is pleased to present a proposed Planned Residential Development (PRD) to the City of Bentonville for consideration on behalf of Newell Development. The project is located at the southern gateway to Downtown Bentonville, along SW A s and Main St, near 14th Street. It has been vacant for over 10 years, and this 238 unit, 4.74 acre project will fill a large gap in the existing downtown urban fabric.

The proposed mixed-use development will provide multiple housing opportunities, along with office + retail spaces, offering local goods and services. Stately architecture adjacent to wide, tree-lined sidewalks will improve the walkability and encourage community engagement along A Street. Through utilizing low-impact development stormwater principles and programming greenspaces as amenities, A and Main is going above and beyond the requirements of standard development and will bring a unique, thoughtful experience for users and guests.

**Request for Rezone:**

The property is currently zoned D-C, Downtown Core. The design team is requesting to rezone to Planned Residential Development (PRD) as a mechanism to allow for flexibility in design and the ability to meet a high-level concept for the property as a whole. Overall, the goal for this property is not only to meet an essential need of housing in the area, but to provide communal spaces that foster relationships between users and downtown Bentonville.

Specifically, the proposed design will be minimizing parking on-site, proposing high quality building materials that deviate from the current approved list, and will be providing additional screening to hide garages that will be facing Main Ave. Also, due to existing overhead electric lines, and associated clearances required with those lines, the buildings do not meet the maximum setback within Downtown Core zoning.

### Owner

Main and A Connect LLC
PO Box 808
Bentonville, AR 72712

### Property Information

Address:
SW A Street & S Main Street
Bentonville AR 72712

Parcel ID:
01-03900-002
01-04662-000
01-04663-000
01-04664-000
01-04665-000
01-04666-000

Total Acreage:
4.74 AC

### Project Information

Current Zoning:
DC - Downtown Core

Proposed Zoning:
PRD - Planned Residential Development

Current Land Use:
Vacant Lot

Proposed Land Use:
Mixed Use (Multi-Family & Commercial)

### Applicant/Representative

Ecological Design Group, Inc. (EDG)
Tanner Weeks, ASLA
501.772.5269
tweeks@ecologicaldg.com

## PLANNED RESIDENTIAL DEVELOPMENT INTENT

**How the property will adhere to Smart Growth Principles and Traditional Neighbourhood Design:**

The building layout for this proposed development creates an urban edge that is appropriate for the downtown area, while also accommodating basic parking needs for residential developments. SW A street, being the more active street between the two street frontages, is fronted with three buildings, establishing a strong built edge. A 12 ft sidewalk with a landscape buffer between the road and building frontage provide a 'public zone' for commuters and access to the commercial spaces on the ground level. A central axis intersects with the public sidewalk to transition into an internal private courtyard. Right of Way improvements along all street frontages include road widening to meet the master street plan, on-street parking, street trees, and a 12' wide sidewalk. These improvements are included within downtown smart growth development principles.

In addition, a shared-use pedestrian street connects the north and south ends of the site. This shared use street not only serves as fire access for the development, but also features different pavement treatments to provide a flexible use space. Each building within the proposed development is accompanied by an outdoor courtyard or plaza, providing balance to the dense built surroundings. These green spaces create high quality public and private gathering spaces for future residents and their guests.

**How the property will relate to surrounding properties:**

The proposed development will feature six buildings that are placed as close to the zero-foot setback line as possible to create an urban edge for Downtown Bentonville. Existing utility setbacks are the driving force behind the overall building placement. The size and height of the proposed buildings are intentional, finding a balance between future development and matching existing density patterns.

As previously mentioned, right-of way improvements will be provided on all street frontages and include key components of connectivity. The addition of this infrastructure at a critical location in downtown Bentonville will serve as an amenity and reduce the overall vehicular dependency for downtown residents.

The site is surrounded by a variety of residences and business such as Tri-City Granite (to the North), Auto Zone (to the South), single family homes (to the East), and Walgreens (to the West). Seven-foot landscape buffers have been acknowledged along each side of the development to provide screening from the adjacent properties.

The buildings will be designed to be consistent with the very best traditional brick buildings in Downtown Bentonville. Large operable windows with pleasing proportions and divided light sashes will be used. In addition to the historic downtown buildings, we will also be matchings some of the materials and character of the nearby industrial and warehouse buildings. We will be using corrugated metal wall panels, smooth fiber cement board with exposed fasteners and steel railing systems. Color schemes will be generally warm earth tones, but with some limited areas of more vibrant colors.



Ecological Design Group, Inc.
216 W Birch Street
Rogers, AR 72756

# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## PRD DEVELOPMENT STANDARDS REQUIRED

**Allowed Uses:**

Primary Residential
Accessory (Commercial)
Accessory (Fitness Center)
Accessory (Amenity Space)

**Authorized Housing Types:**

Multi-Family Dwelling

**Common Open Space:**

Min. 15 % of Total Project Area

**Land Area Per Dwelling Unit:**

500 SF of Land Area Per Dwelling Unit

**Lot and Area Standards:**

| | | |
|---|---|---|
| **Building Setbacks:** | | |
| Front: | Min: 0′ | Max: None |
| Side: | Min: 0′ | Max: None |
| Rear: | Min: 0′ | Max: None |
| **Building Height:** | Min: 20′ | Max: 80′ |
| **Lot Size:** | | |
| Depth: | Min: None | Max: None |
| Width | Min: None | Max: None |
| **Lot Coverage:** | Min: None | Max: 100% |

**Parking and Off-Street Loading:**

0.94 Spaces per Dwelling Unit
1 Space per 250 SF of Commercial Space

24′ Min. Street Widths

## STANDARDS PROVIDED

**Allowed Uses:**

| | |
|---|---|
| Primary Residential | 130,344 SF |
| Commercial | 4,910 SF |
| Fitness Center | 1,533 SF |
| Amenity Space | 1,420 SF |

**Authorized Housing Types:**

| | |
|---|---|
| Multi-family Dwelling | 130,344 SF |
| Studio Units: | 77 |
| 1 Bedroom Units: | 132 |
| 2 Bedroom Units: | 22 |
| **Total Units:** | **231** |

**Common Open Space:**

19% of Total Project Area

**Land Area Per Dwelling Unit:**

894 SF Per 231 Dwelling Units

**Lot and Area Standards:**

| | | |
|---|---|---|
| **Building Setbacks:** | | |
| Front: | Min: 9′ | Max: 47′ |
| Side: | Min: 7′ | Max: 99′ |
| Rear | Min: 53′ | Max: 130′ |
| **Building Height:** | Min: 20′ | Max: 80′ |
| **Lot Size:** | | |
| Depth | Min: 259′ | Max: 326′ |
| Width | Min: 200′ | Max: 500′ |
| **Lot Coverage:** | Min: 25% | Max: 33% |

**Parking and Off-Street Loading:**

216 Spaces per 231 Dwelling Units
19 Spaces per 4910 SF of Commercial Space
**Total Parking Spaces: 235**

24′ - 26′ Street Widths



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216 W Birch Street
Rogers, AR 72756

## DESCRIPTION ON COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a1:

*A maximum choice in the types of environment and living units available to the public*
The proposed development will provide a variety of different environments and living units to the Bentonville community. Building A will feature studio and one-bedroom apartments along with private garage spaces on the first floor. This building will also have an internal outdoor courtyard and shared use pedestrian street that acts as flex space and fire access.

Buildings B and C will contain studio, one-bedroom, and two-bedroom apartments along with private garage spaces on the first floor. These buildings will also contain commercial space that fronts along SW A Street, creating a mixed-use development that is typical of Downtown Bentonville. Buildings B and C will also feature outdoor courtyards and a pedestrian path that connects to the amenity space at Building D to the east and SW Main Street to the west.

Building D will offer one-bedroom apartments and private garage spaces on the first floor. This building will also contain a fitness centre and outdoor pool for the residents of the development. Building E will provide one-bedroom and studio apartments along with private garage spaces on the first floor. As a means of providing outdoor space for each of the six buildings on site, there will be a dog run to the west of Building E. Building F will contain one-bedroom apartments and two-bedroom apartments along with private garage spaces on the first floor.

Sec 401.11-a2:

*A variety of housing types that effectively meets the varying price points of the community*
This development will provide a variety of dwelling unit types, including studios, one bedroom, and two bedroom apartments. Some of the dwelling units will be designed for alternative transportation to help meet affordability goals. This site is a place where people can live, work, and shop without the need for an automobile.

Sec 401.11-a3:

*Energy-efficient site design or building features*
This development will create a high quality building envelope to limit air and moisture infiltration. The buildings will utilize efficient HVAC systems and interior finishes will be low VOC. In addition, large operable windows will provide day lighting in the spaces and allow fresh air during temperate times of the year.

Sec 401.11-a4:

*A minimum of fifteen percent (15%) common, usable open space and recreation areas*
The proposed development will dedicate approximately 19% open space in the form of pedestrian sidewalks, outdoor courtyards, vegetated / landscape areas, and an outdoor pool.

Sec 401.11-a5:

*A pattern of development which preserves natural features and prevents soil erosion*
The proposed site is entirely vacant grassland with trees along and outside of the property line, all of which are to be protected and maintained. The majority of the site will be disturbed as part of this development. All disturbed area will be protected and maintained in accordance with Arkansas Department of Environmental Quality (ADEQ) permit requirements.



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## DESCRIPTION ON COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a6:

*A creative approach to the use of land and related physical development*
This development will exhibit characteristics that are common to other multi-family developments in downtown Bentonville. The buildings will be closely spaced to create an urban condition. They will also feature commercial components on the ground floor and dwelling units on the floors above as typical for developments in the Downtown Core zone.

Sec 401.11-a7:

*Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs*
The intent of this development is to create a shared-use circulation network and exhibit a pedestrian oriented character with amble open space opportunities offered to the community. The closeness of the buildings will aid in a limited utility network with the most efficient length of utility lines as possible.

Sec 401.11-a8:

*Environment of stable character in harmony with the surrounding development*
The proposed development is located on two major collector streets. The surrounding area features a variety of retail and commercial spaces along with single family homes. The proposed site will provide additional dwelling units and commercial space that will aid in the support of the existing development in this area. In addition, the unique architecture and common open space will foster a sense of place within the surrounding community.

Sec 401.11-a9:

*Efficient use of infrastructure*
This development will tie into existing water, sanitary sewer, and overhead electrics lines along SW A Street and S Main Street. In order to maximize the site footprint for this development, underground detention will also be proposed underneath parking areas.

Sec 401.11-a10:

*High quality architectural design, placement, relationship and orientation of structures*
The buildings will be designed to be consistent with the very best traditional brick buildings in Downtown Bentonville. Large operable windows with pleasing proportions and divided light sashes will be used. In addition to the historic downtown buildings, the buildings will aslo match some of the materials and character of the nearby industrial and warehouse buildings. The buildings will be comprised of corrugated metal wall panels, smooth fiber cement board with exposed fasteners and steel railing systems. Color schemes will be generally warm earth tones, but with some limited areas of more vibrant colors.

The buildings are arranged to help create interesting streetscapes. Commercial spaces are located in some of the ground floor spaces. Within the site, the buildings form a common pedestrian steet and a series of outdoor rooms. The site planning concepts are very formal and precise, but will be softened with vegetation and water features to create a series of rich and interesting outdoor spaces.


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# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## PRD EXTENTS

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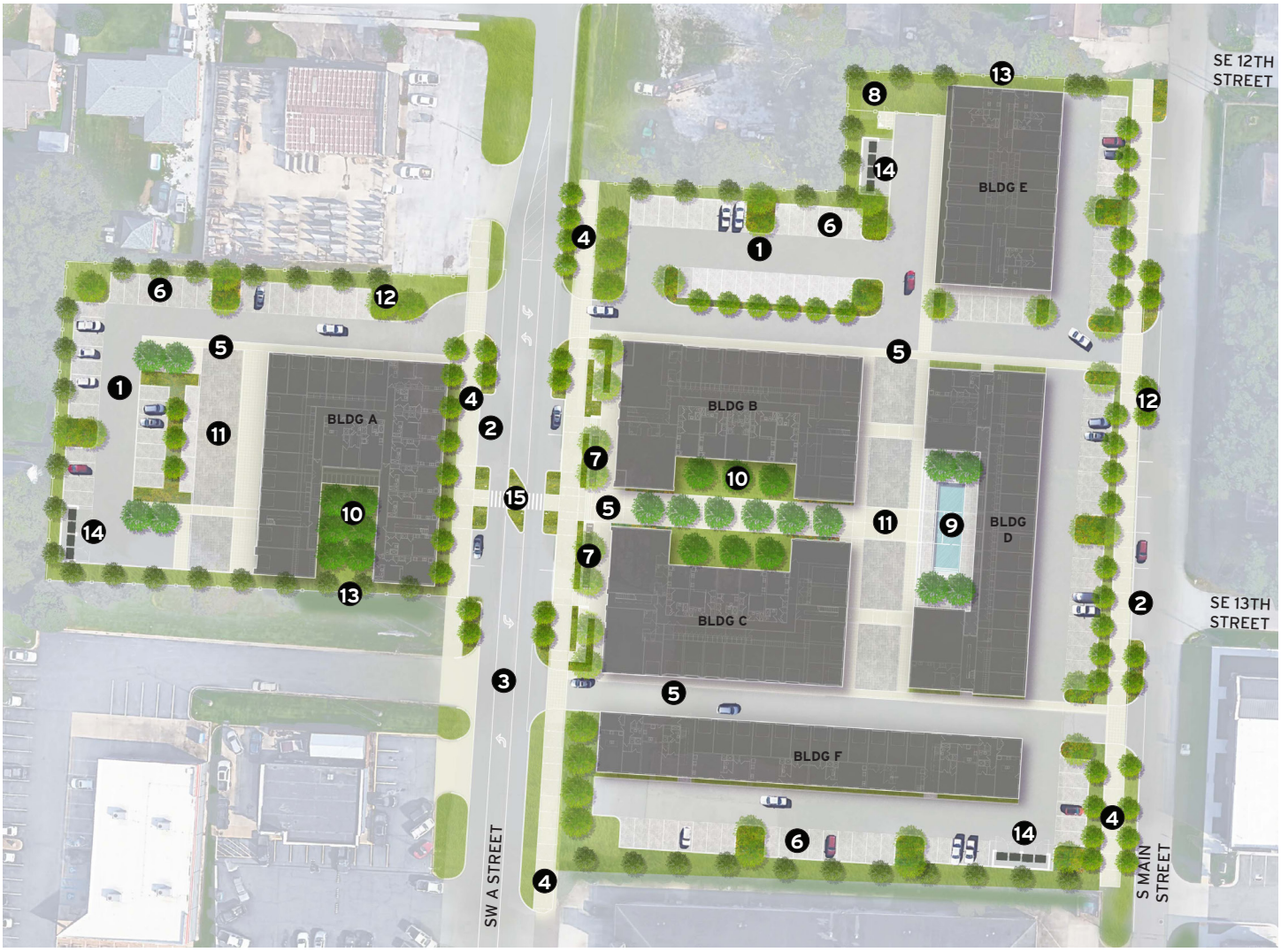
# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## MASTER PLAN




## LEGEND

1. PAVED DRIVE AISLES
2. ON-STREET PARKING*
3. 12' TWO-WAY LEFT TURN LANE*
4. 12' WIDE CONCRETE SIDEWALK*
5. SPECIALTY CONCRETE PAVEMENT
6. PERMEABLE PAVER PARKING BAYS
7. BIKE RACKS & CRUSHED STONE SEATING AREAS
8. DOG RUN
9. POOL
10. OUTDOOR COURTYARD
11. SHARED USE PEDESTRIAN STREET / FIRE LANE
12. LANDSCAPE AREAS
13. SCREENING FENCE
14. TRASH ENCLOSURE
15. MID-BLOCK CROSSING WITH FLASHING BEACON

**PARKING PROVIDED**

| | |
|---|---|
| ON SITE STANDARD PARKING | 99 SPACES |
| ON SITE COMPACT PARKING | 27 SPACES |
| ON SITE GARAGE PARKING | 82 SPACES |
| ON STREET PARKING* | 22 SPACES |
| ADA SPACES | 5 SPACES |
| **TOTAL** | **235 SPACES** |

*** NOTE:**
ROW IMPROVEMENTS MAY CHANGE THROUGH COORDINATION WITH COB ENGINEERING DEPARTMENT AND CITY BOND PROJECTS

E | D | G

PRD22-0003

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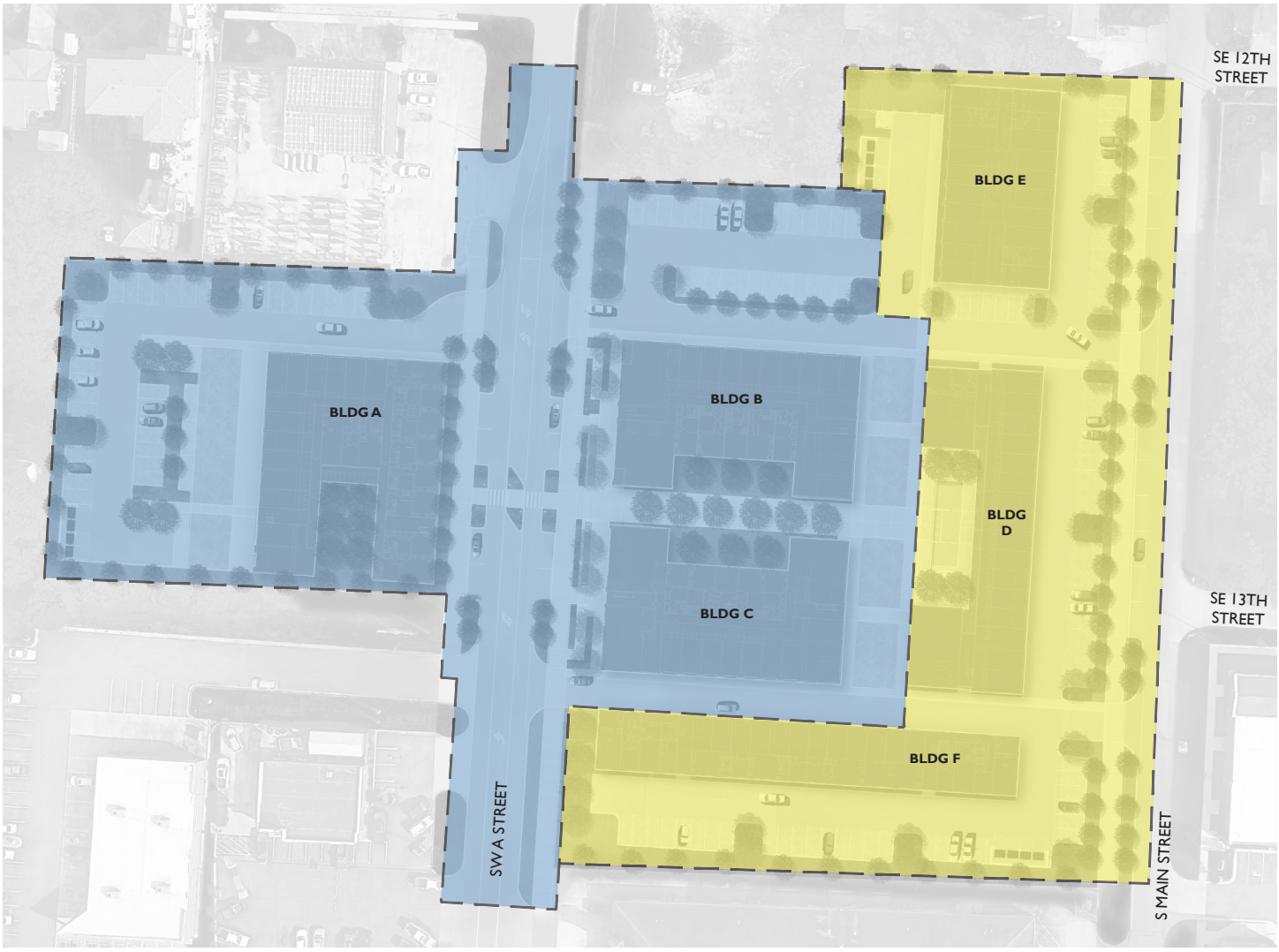
# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## PHASING PLAN




### LEGEND

PHASE 1

PHASE 2



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# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## BUILDING SETBACKS AND CLEARANCES

## LEGEND

PROPERTY LINE

7' LANDSCAPE SETBACK

OHE — EXISTING ELECTRIC OVERHEAD

ELECTRIC OVERHEAD CLEARANCE

### ZONING SUMMARY - WEST PARCEL

LOT AND AREA STANDARDS

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN LOT AREA: | NONE | 51,836 SF |
| MAX LOT AREA: | NONE | 51,836 SF |
| MIN LAND AREA / DWELLING UNIT | NONE | 1,037 SF |
| MIN LOT WIDTH: | NONE | 200' |
| MAX LOT WIDTH: | NONE | 200' |
| MIN LOT DEPTH: | NONE | 259' |
| MAX LOT COVERAGE : (MIXED USE, INTERIOR LOT) | 100% | 25% |

BUILDING SETBACK STANDARDS

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN FRONT YARD: | NONE | 9' |
| MAX FRONT YARD: | NONE | 9' |
| MIN SIDE YARD: | NONE | 7' |
| MAX SIDE YARD: | NONE | 53' |
| MIN REAR YARD: | NONE | 129' |
| MAX REAR YARD: | NONE | 129' |

### ZONING SUMMARY - EAST PARCEL

LOT AND AREA STANDARDS

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN LOT AREA: | NONE | 154,638 SF |
| MAX LOT AREA: | NONE | 154,638 SF |
| MIN LAND AREA / DWELLING UNIT | NONE | 854 SF |
| MIN LOT WIDTH: | NONE | 500' |
| MAX LOT WIDTH: | NONE | 500' |
| MIN LOT DEPTH: | NONE | 326' |
| MAX LOT COVERAGE : (MIXED USE, INTERIOR LOT) | 100% | 34% |

BUILDING SETBACK STANDARDS

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN FRONT YARD: | NONE | 16' |
| MAX FRONT YARD: | NONE | 47' |
| MIN SIDE YARD: | NONE | 8' |
| MAX SIDE YARD: | NONE | 98' |
| MIN REAR YARD: | NONE | 53' |
| MAX REAR YARD: | NONE | 63' |



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# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## GATHERING AREAS AND COMMON OPEN SPACE

### LEGEND

1. POOL
2. OUTDOOR COURTYARD
3. LANDSCAPE AREAS
4. DOG RUN

| OPEN SPACE REQUIREMENTS - WEST PARCEL | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| MIN OPEN SPACE: | 15% | 20% |

| OPEN SPACE REQUIREMENTS - EAST PARCEL | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| MIN OPEN SPACE: | 15% | 19% |



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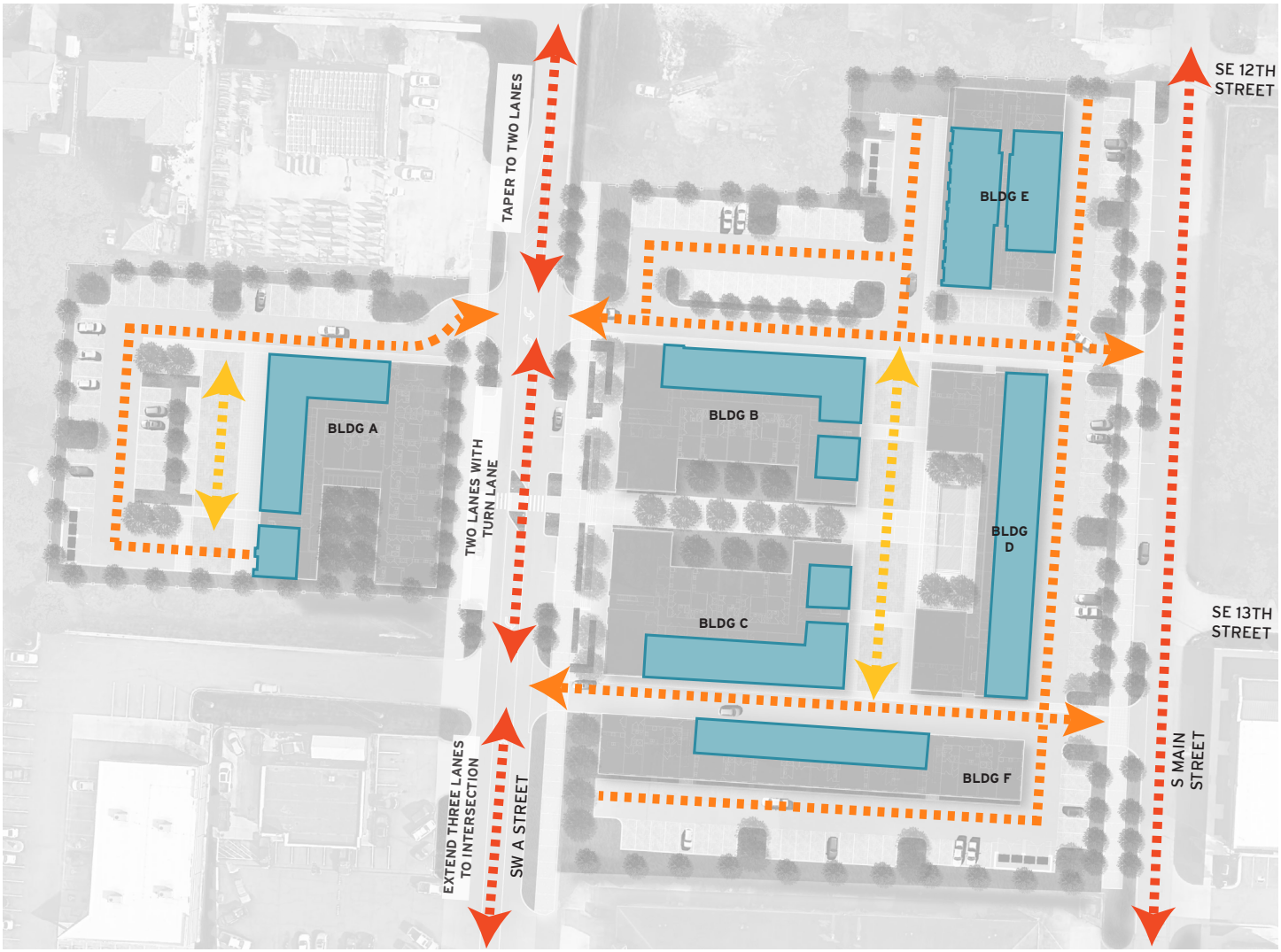
# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## VEHICULAR CIRCULATION




### LEGEND

- DOWNTOWN COLLECTOR STREETS
- INTERNAL ROADS / TWO-WAY DRIVES - 24'-26' WIDTH
- TWO-WAY SHARED ROAD (VEHICLES + PEDESTRIANS) - 26' WIDTH + 15' WIDTH OF AERIAL FIRE APPARATUS ACCESS
- INDIVIDUAL PARKING GARAGE



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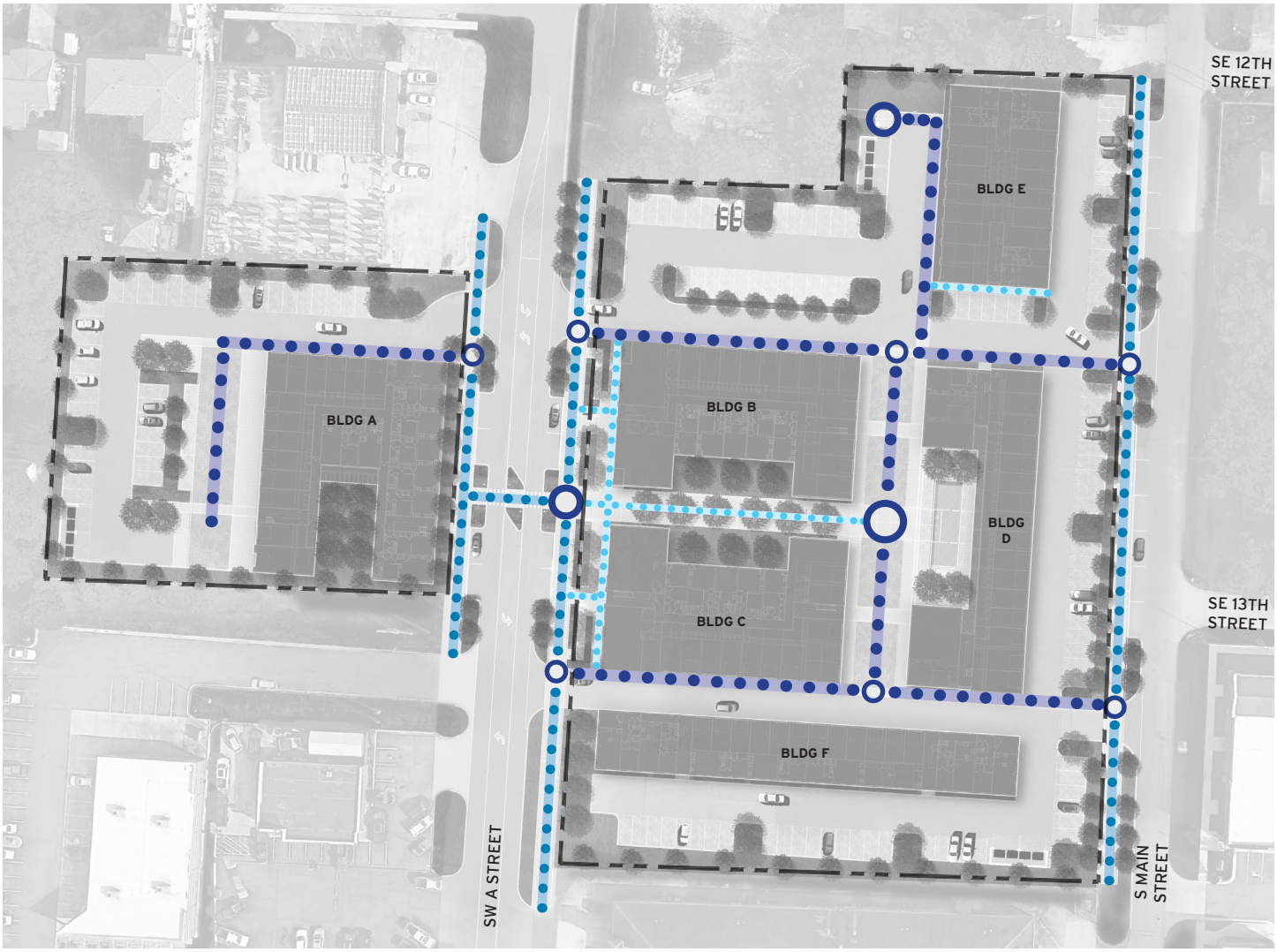
# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## PEDESTRIAN CIRCULATION




## LEGEND

- SHARED USE (PEDESTRIAN + VEHICLE) CIRCULATION
- 12' CITY STANDARD SIDEWALK CIRCULATION
- INTERNAL PEDESTRIAN CIRCULATION
- NODE / INTERSECTION
- PROPERTY LINE



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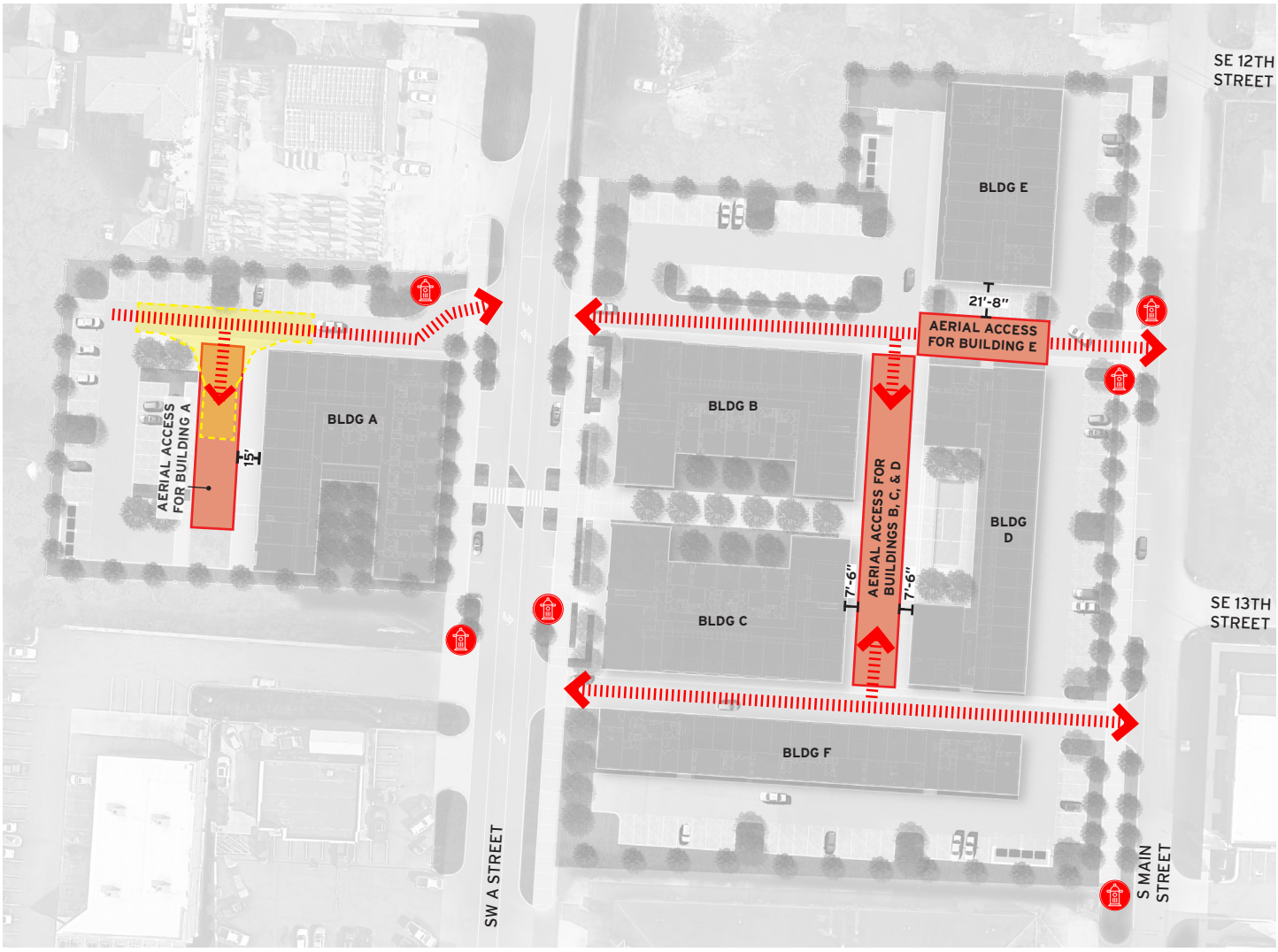
# SOUTHWEST A AND MAIN STREET DEVELOPMENT

## FIRE LANE DIAGRAM




## LEGEND

- FIRE HYDRANT LOCATION
- AERIAL ACCESS TO BUILDINGS
- HAMMERHEAD / FIRE TRUCK TURNING AREA
- FIRE LANE ACCESS ROADS

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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| BRICK | 3372 SQFT | 61% |
| GLASS | 1440 SQFT | 26% |
| CAST STONE PANEL | 400 SQFT | 7% |
| METAL AWNING | 279 SQFT | 5% |
| FIBER CEMENT | 32 SQFT | 1% |

Building A - East Elevation

| | | |
|---|---|---|
| BRICK | 1768 SQFT | 48% |
| METAL PANEL | 861 SQFT | 23% |
| PARGE COATED CMU | 480 SQFT | 13% |
| GLASS | 324 SQFT | 9% |
| SHINGLE | 282 SQFT | 6% |

Building A - South Elevation



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## ARCHITECTURAL ELEVATIONS

'AL PANEL..... 2626 SQ/FT 48%
OK..... 1255 SQ/FT 23%
SS..... 864 SQ/FT 15%
NTED OVERHEAD DOOR..... 531 SQ/FT 9%
ER CEMENT..... 192 SQ/FT 3%
NGLE..... 169 SQ/FT 3%

Building A - West Elevation

BRICK..... 1607 SQ/FT 38%
METAL PANEL..... 1393 SQ/FT 33%
GLASS..... 468 SQ/FT 11%
PAINTED GARAGE DOOR..... 336 SQ/FT 8%
FIBER CEMENT..... 220 SQ/FT 6%
METAL AWNING..... 170 SQ/FT 5%

Building A - North Elevation



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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| GLASS | 1633 SQFT | 46% |
| BRICK | 1514 SQFT | 42% |
| METAL PANEL | 440 SQFT | 12% |

Building B - West Elevation

| | | |
|---|---|---|
| METAL PANEL | 1872 SQFT | 40% |
| BRICK | 1207 SQFT | 26% |
| GLASS | 948 SQFT | 20% |
| GARAGE DOOR | 648 SQFT | 14% |

Building B - North Elevation



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## ARCHITECTURAL ELEVATIONS

Building B - South Elevation

Building B - East Elevation



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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| GLASS | 1384 SQFT | 38% |
| BRICK | 1278 SQFT | 35% |
| FIBER CEMENT | 853 SQFT | 23% |
| ACCENT TILE | 144 SQFT | 4% |

Building C - West Elevation

| | | |
|---|---|---|
| FIBER CEMENT | 1872 SQFT | 40% |
| BRICK | 1207 SQFT | 26% |
| GLASS | 948 SQFT | 20% |
| GARAGE DOOR | 648 SQFT | 14% |

Building C - South Elevation



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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| FIBER CEMENT | 1838 SQFT | 51% |
| BRICK | 675 SQFT | 19% |
| GLASS | 587 SQFT | 16% |
| GARAGE DOOR | 486 SQFT | 14% |

Building C - East Elevation

| | | |
|---|---|---|
| FIBER CEMENT | 3271 SQFT | 55% |
| BRICK | 1559 SQFT | 27% |
| GLASS | 970 SQFT | 17% |
| ACCENT TILE | 50 SQFT | 1% |

Building C - North Elevation



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## ARCHITECTURAL ELEVATIONS

Building D - East Elevation

Building D - West Elevation



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## ARCHITECTURAL ELEVATIONS

| | | | |
|---|---|---|---|
| BRICK | 1587 | SQ/FT | 55% |
| FIBER CEMENT PANEL | 748 | SQ/FT | 26% |
| GLASS | 550 | SQ/FT | 19% |

Building D - North Elevation

| | | | |
|---|---|---|---|
| BRICK | 1609 | SQ/FT | 54% |
| FIBER CEMENT PANEL | 748 | SQ/FT | 26% |
| GLASS | 528 | SQ/FT | 20% |

Building D - South Elevation



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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| ASPHALT COMPOSITION SHINGLE | 1645 SQ/FT | 27% |
| ARCHITECTURAL METAL PANEL | 1276 SQ/FT | 21% |
| BRICK | 1263 SQ/FT | 20% |
| GLASS | 1104 SQ/FT | 18% |
| PAINTED GARAGE DOOR | 486 SQ/FT | 9% |
| FIBER CEMENT | 392 SQ/FT | 5% |

Building E - East Elevation

| | | |
|---|---|---|
| BRICK | 756 SQ/FT | 24% |
| ARCHITECTURAL METAL PANEL | 753 SQ/FT | 24% |
| FIBER CEMENT PANEL & TRIM | 659 SQ/FT | 21% |
| ASPHALT COMPOSITION SHINGLE | 522 SQ/FT | 17% |
| GLASS | 421 SQ/FT | 14% |

Building E - North Elevation



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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| FIBER CEMENT PANEL | 1668 SQFT | 27% |
| ASPHALT COMPOSITION SHINGLE | 1645 SQFT | 27% |
| BRICK | 1102 SQFT | 19% |
| GLASS | 1054 SQFT | 17% |
| PAINTED GARAGE DOOR | 647 SQFT | 10% |

Building E - West Elevation

| | | |
|---|---|---|
| BRICK | 756 SQFT | 24% |
| ARCHITECTURAL METAL PANEL | 753 SQFT | 24% |
| FIBER CEMENT PANEL & TRIM | 659 SQFT | 21% |
| ASPHALT COMPOSITION SHINGLE | 522 SQFT | 17% |
| GLASS | 421 SQFT | 14% |

Building E - South Elevation



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## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| ARCHITECTURAL METAL PANEL | 3109 SQ/FT | 29% |
| ASPHALT COMPOSITION SHINGLE | 2946 SQ/FT | 28% |
| BRICK | 1890 SQ/FT | 18% |
| GLASS | 1056 SQ/FT | 10% |
| GARAGE DOOR | 972 SQ/FT | 9% |
| FIBER CEMENT | 536 SQ/FT | 6% |

Building F - North Elevation

| | | |
|---|---|---|
| ARCHITECTURAL METAL PANEL | 2733 SQ/FT | 26% |
| ASPHALT COMPOSITION SHINGLE | 2946 SQ/FT | 28% |
| BRICK | 2682 SQ/FT | 26% |
| GLASS | 1578 SQ/FT | 15% |
| FIBER CEMENT | 670 SQ/FT | 6% |

Building F - South Elevation



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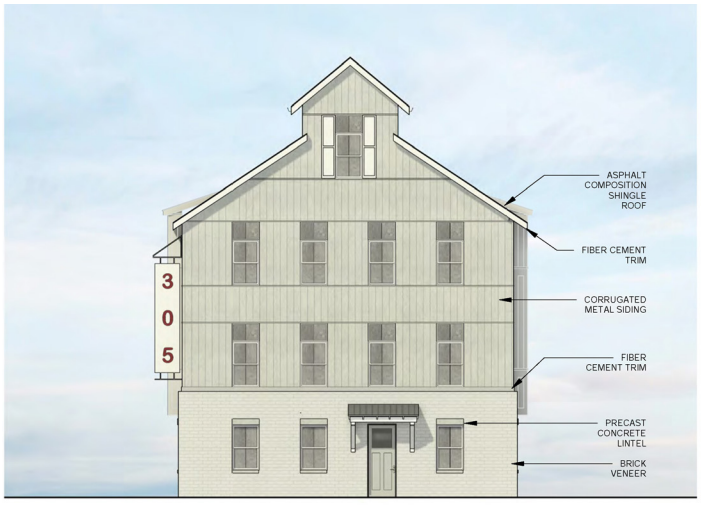
## ARCHITECTURAL ELEVATIONS

| | | |
|---|---|---|
| ARCHITECTURAL METAL PANEL | 770 SQFT | 53% |
| BRICK | 381 SQFT | 26% |
| GLASS | 234 SQFT | 16% |
| FIBER CEMENT | 48 SQFT | 5% |

Building F - East Elevation




| | | |
|---|---|---|
| ARCHITECTURAL METAL PANEL | 770 SQFT | 53% |
| BRICK | 381 SQFT | 26% |
| GLASS | 234 SQFT | 16% |
| FIBER CEMENT | 48 SQFT | 5% |

Building F - West Elevation



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I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because:

WE ARE 45 YR. RESIDENTS WHO CHERISH THE CHARM OF OUR SINGLE FAMILY NEIGHBOR HOOD !

Signature and Physical Address

607 N. MAIN

Signature and Physical Address

607 N. Main
Bivle

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF DC, DOWNTOWN CORE TO PRD, PLANNED RESIDENTIAL DEVELOPMENT; AND FOR OTHER PURPOSES**.

**(PROJECT NUMBER:PRD22-0003)**

**WHEREAS**, Main and A Connect LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of DC, DOWNTOWN CORE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

ALL OF LOTS 12 AND 13 IN BLOCK 4 OF THE RAZORBACK ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT BOOK D AT PAGE 1, OF THE BENTON COUNTY RECORDS, BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WESTRIGHT-OF-WAY OF SOUTHWEST A STREET MARKING THE NORTHEAST CORNER OF SAID LOT 12 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S03°48'38"W 200.03' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°44'53"W 258.53' TO AN EXISTING REBAR, THENCE N03°44'10"E 199.72', THENCE S87°49'00"E258.80' TO THE POINT OF BEGINNING, CONTAINING 1.19 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD; ALL OF LOTS 8, 9, 10, 11, AND PART OF LOT 7 OF WILSON'S ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD A, AT PAGE 103 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WESTRIGHT-OF-WAY OF SOUTH MAIN STREET MARKING THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°22'33"W 499.89' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N88°02'37"W 337.01' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N03°42'34"E 162.42', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N03°58'17"E 262.95' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°58'47"E 146.39' TO AN EXISTING REBAR, THENCE N01°59'42"E 74.99' TO AN EXISTING REBAR, THENCE S88°01'02"E 180.01' TO THE POINT OF BEGINNING, CONTAINING 3.55 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 15, 2022 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of DC, DOWNTOWN CORE to PRD, PLANNED RESIDENTIAL DEVELOPMENT.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the above described real property is hereby changed from its present zoning classification of DC, DOWNTOWN CORE to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

**_____**

**ATTEST:** **Stephanie Orman, Mayor**

**_____**

**Kirby Romines, City Clerk**

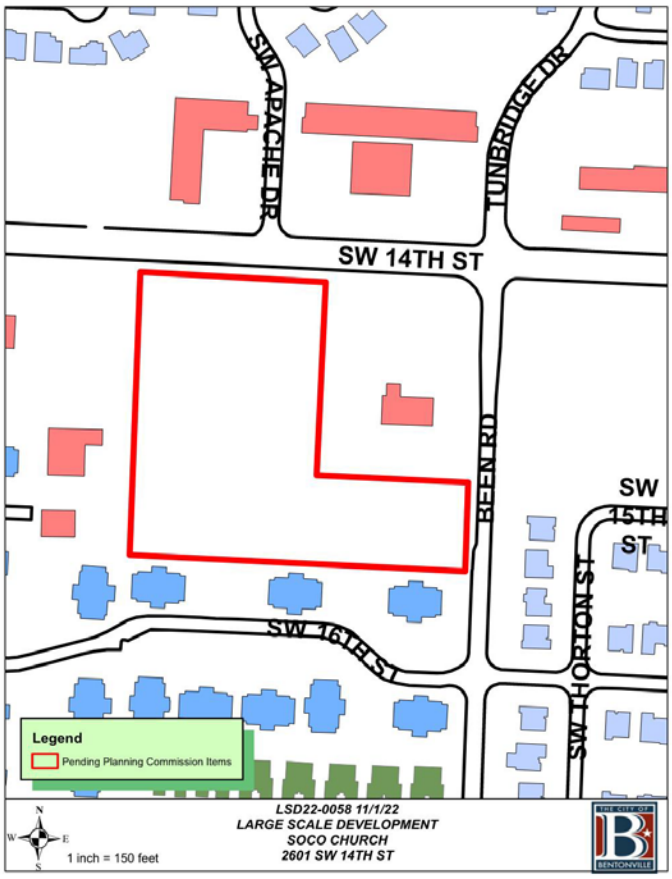
# SOCO Church

2601 Southwest 14th St.
**PC Date:** 11/15/2022
**Reviewer: Keegan Stanton, Senior Planner, AICP**

| | |
|---|---|
| **Project Number** | LSD22-0058 |
| **Applicant / Current Owner** | Jason Ingalls |
| **Site Area** | +/- 5.3 acres |
| **Current Zoning** | C-1, Neighborhood Commercial |
| **Future Land Use Map Designation** | General Commercial (C) |
| **Development Type / Use** | Religious facility |
| **Related Project(s)** | None |

**https://arcg.is/08HvK8**

**Location Map**




**Property Description**
This property is located at 2601 Southwest 14th Street., at the Southwest corner of the intersection of Southwest 14th Street and Been Road. It is currently zoned C-1, Neighborhood Commercial with a Future Land Use Classification of General Commercial. This property presently vacant.

**Project Details**
This project is a large-scale development that consists primarily of a religious facility. The proposed structure will be approximately 39 feet tall. The project will provide 267 off-street parking spaces with access off of Southwest 14th Street with one driveway, and off of Been Road. with another driveway.

The proposal provides sidewalk and landscaping as required per the requirements of the Land Development Code, the Master Street Plan, and the Master Trails Plan. The primary materials are finished metal, masonry, and glass.

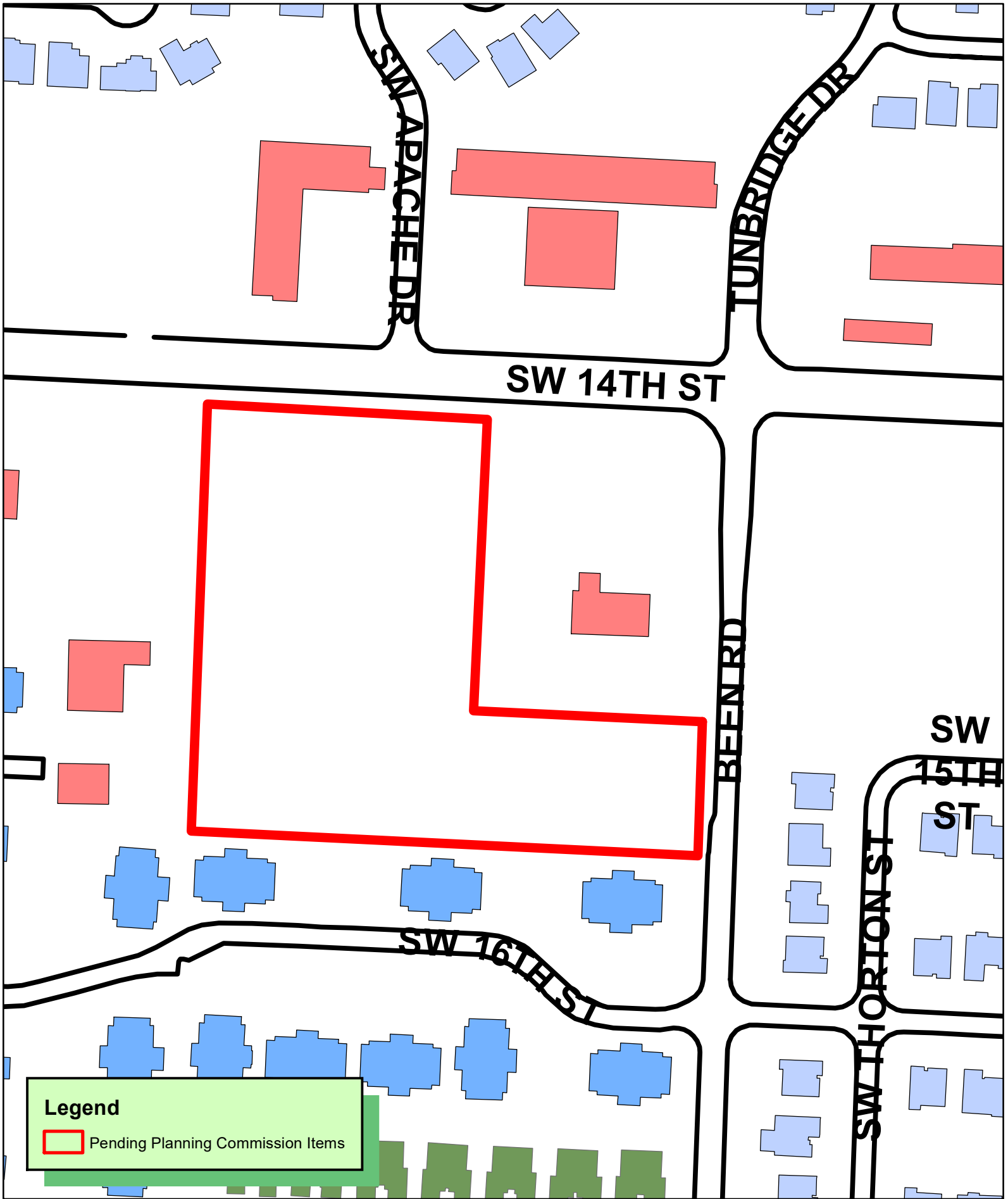
**Projected Traffic Impact**
While the proposed development will constitute an increase in intensity from greenfield to a new religious use, the traffic impact will likely be minimal. The majority of trips generated will be on Sundays – a time that will not conflict with regular weekday traffic. Further, having a second entrance onto Been Road. will likely divert traffic going South to use Been Road as an alternative to Southwest 14th St. and Walton Boulevard.

**Waivers**
One waiver is requested:

- A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.

**Conclusion**
The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waiver. The proposal does satisfy the goal of the Bentonville Community Plan to infill development along existing utilities.

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.



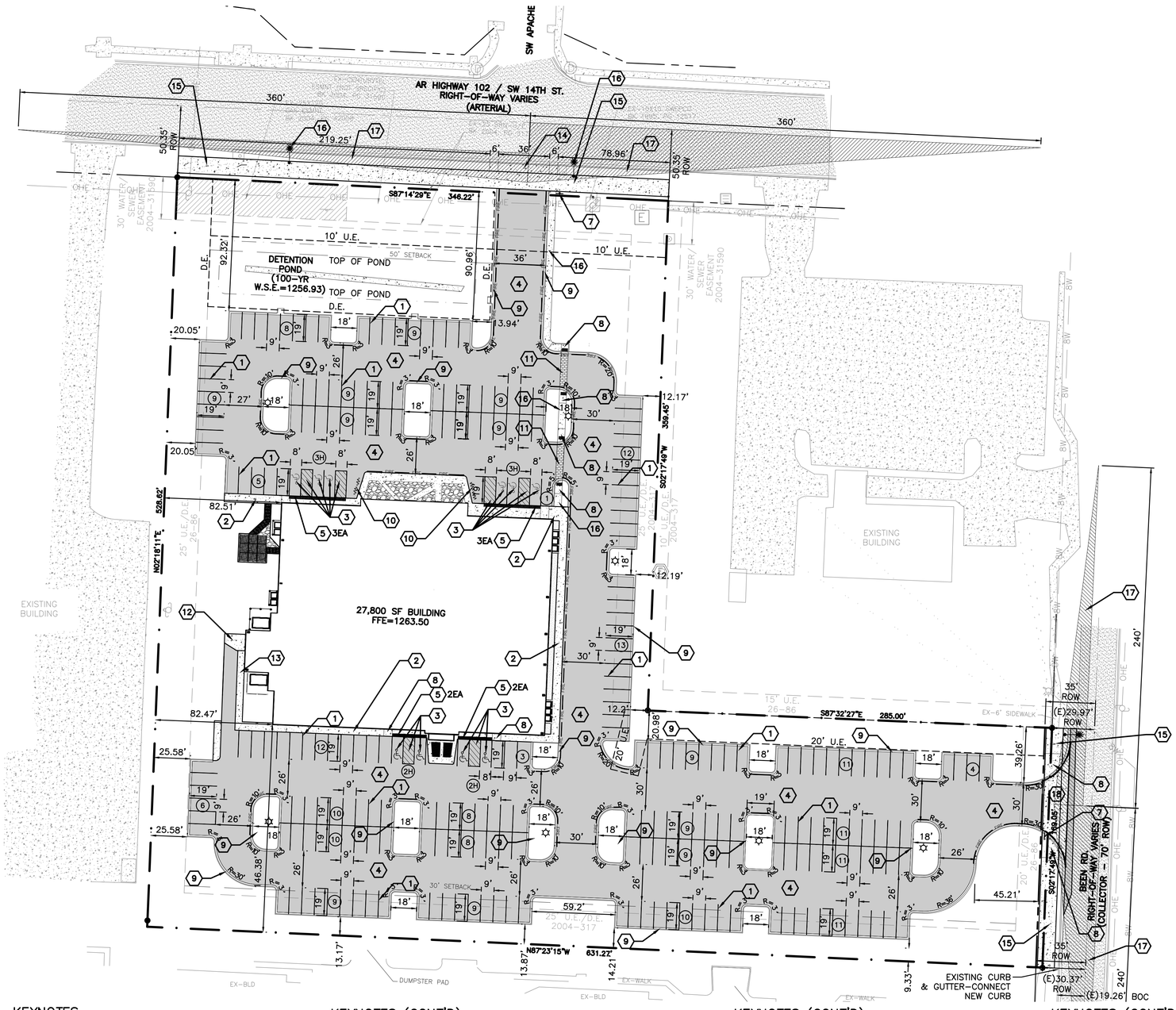

N
W E
S

1 inch = 150 feet

***LSD22-0058 11/1/22***
***LARGE SCALE DEVELOPMENT***
***SOCO CHURCH***
***2601 SW 14TH ST***



THE CITY OF BENTONVILLE




## KEYNOTES:

1. 4" WHITE PARKING STRIPING
2. THICKENED EDGE SIDEWALK PER DETAIL **5/C8.0**
3. ACCESSIBLE PARKING STRIPING. PER DETAIL **6/C8.0**
4. ASPHALT PAVEMENT SECTION PER DETAIL **7/C8.0**
5. HANDICAP SIGN. PER DETAIL **8/C8.0**
6. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
7. STOP SIGN. PER DETAIL **9/C8.0**

## KEYNOTES (CONT'D):

8. ACCESSIBLE RAMP PER DETAIL **10/C8.0**
9. CURB AND GUTTER SECTION. SEE DETAIL **11/C8.0**
10. BIKE RACK AND BENCH PER CITY OF BENTONVILLE REQUIREMENTS BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL #C-10 OR APPROVED EQUAL BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING
11. STAMPED CONCRETE
12. 3' HIGH DOCK
13. RAMP WITH HANDRAILS

## KEYNOTES (CONT'D):

14. COMMERCIAL DRIVE ENTRANCE PER ARDOT DETAIL **DR-1**
15. 12' CONCRETE PATH. SEE DETAIL **22/C10.0**
16. NEW CITY OF BENTONVILLE DECORATIVE POLE AND MAST ARM STREET LIGHT INSTALLED BY CITY OF BENTONVILLE AT OWNER'S EXPENSE.
17. SITE TRIANGLE
18. CONCRETE PAVEMENT SECTION PER DETAIL **23/C10.0**

## KEYNOTES (CONT'D):

20. ASPHALT PAVEMENT SECTION PER DETAIL **24/C10.0**

## ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

## DEVELOPER:

SOCO CHURCH, INC.
1090 ELIZABETH DR
BENTONVILLE, AR 72713
EMAIL:

NORTH

40' 0 40'

SCALE 1"=40'

## LEGEND

- PROPERTY LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING RIGHT OF WAY
- PROPOSED EASEMENT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CURB AND GUTTER
- PROPOSED SETBACK LINE
- FIRELANE STRIPING — FIRE — FIRE — FIRE —

## ZONING:

C-1 NEIGHBORHOOD COMMERCIAL

## USE:

CHURCH

## SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

## LOT BUILDING COVERAGE:

| | |
|---|---|
| 27,800 SF | TOTAL BUILDING |
| 230,868 SF | |
| AS A PERCENT: | 12% COVERAGE |

## PARKING REQUIREMENTS:

1. SANCTUARY – 1 SPACE PER 4 SEATS – 700 SEATS
2. NUMBER OF PARKING SPACES REQUIRED – 175 SPACES
3. NUMBER OF ACCESSIBLE SPACES PROVIDED – 10 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED – 251 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED – 261 SPACES

## GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER. A WETLANDS DETERMINATION HAS BEEN COMPLETED BY THE CORPS AND FOUND TO NOT BE WETLANDS.
2. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
3. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT(ADA), 6-FT GREENSPACE FROM BACK OF CURB AND 12-FT SIDEWALK ALONG SW 14TH STREET FRONTAGE.
5. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
6. RIGHT-OF-WAY(ROW) AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
7. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
8. INSTALLED FENCE REQUIRES SEPARATE PERMIT.
9. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
11. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
13. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
14. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
15. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.
16. THIS SITE IS IN COMPLIANCE WITH MUNICIPAL AIRPORT ZONE B.
17. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNED DEPARTMENT.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 10/10/2022

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER AND LAND SURVEYOR

LSD22-0058

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

| Rev | Comments | Date |
|---|---|---|
| 1 | PER CITY COMMENTS | 10/10/2022 |

SOCO CHURCH
BENTONVILLE, AR
BEEN ROAD

SOCO CHURCH, INC.
1090 ELIZABETH DR, BENTONVILLE, AR 72712


9200 SUITS US DR, STE B
BELLA VISTA, AR 72714
D: (479) 367-2924
M: (509) 768-3300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC


DRAWN BY: JEI
CHECKED BY: JEI
DATE 9/23/2022
JOB NUMBER 22-1027
SHEET NAME SITE PLAN
File No. 22-1027 CSSD.dwg
C4.0

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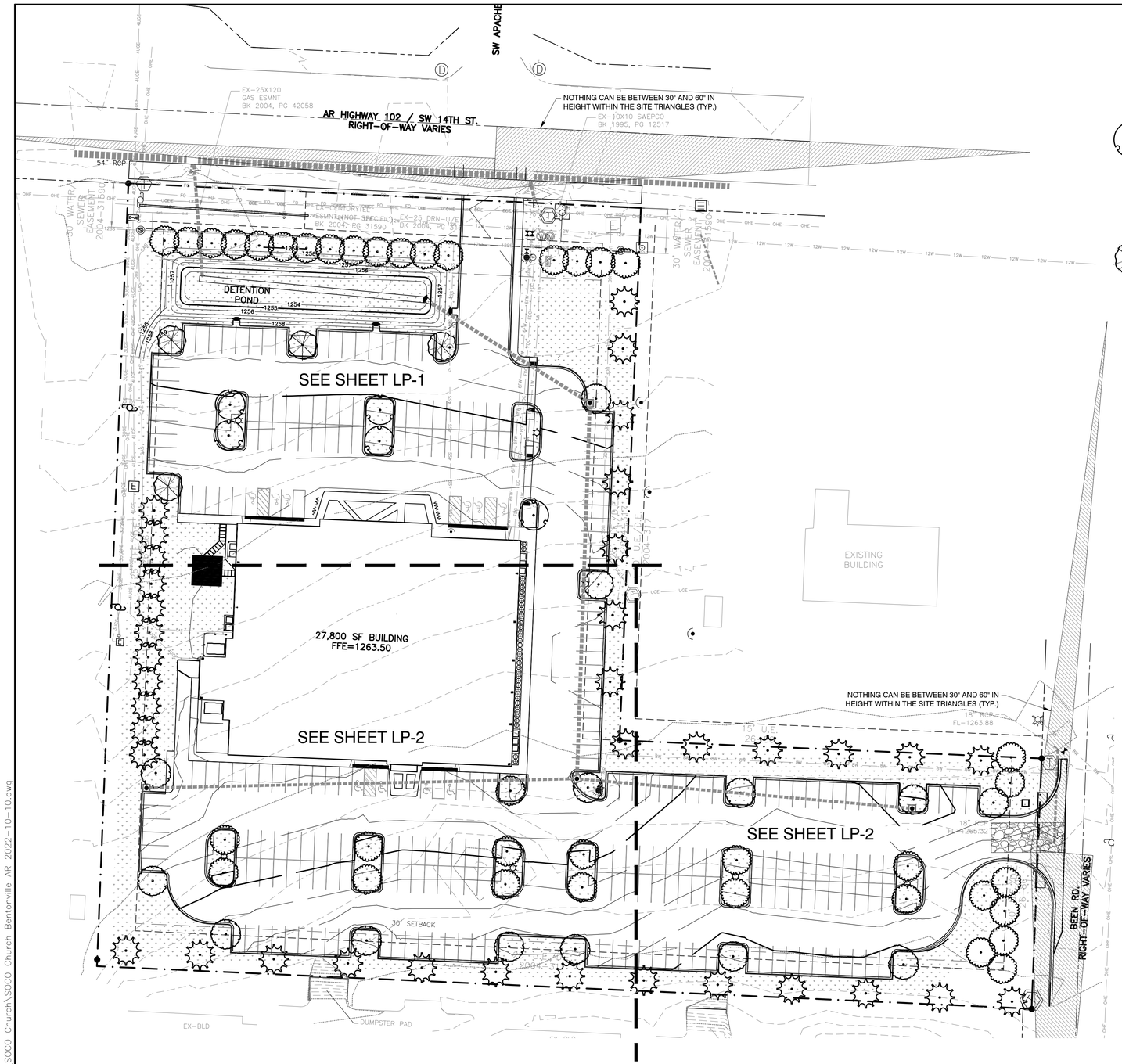


## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CALIPER | ROOT | HEIGHT | QTY |
|---|---|---|---|---|---|---|
| | PS | Pinus strobus / White Pine | 2.5" Cal. | B&B | 8` min. | 37 |
| | TC | Tilia cordata / Littleleaf Linden | 2.5" Cal. | B&B | 10` min. | 5 |
| | UP | Ulmus americana 'Princeton' / Princeton American Elm | 2.5" Cal. | B&B | 10` min. | 38 |

| SHADE TREES | CODE | BOTANICAL / COMMON NAME | CALIPER | ROOT | HEIGHT | QTY |
|---|---|---|---|---|---|---|
| | QM | Quercus muehlenbergii / Chinkapin Oak | 2.5" Cal. | B&B | 10` min. | 14 |
| | RO | Quercus rubra / Red Oak | 2.5" Cal. | B&B | 10` min. | 4 |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | SPACING | |
|---|---|---|---|---|---|---|
| | AF | Abelia x grandiflora `Francis Mason` / Francis Mason Abelia | 5 gal | Cont. | 36" o.c. | 38 |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | QTY |
|---|---|---|---|
| | CT | Cynodon dactylon `Tif 419` / Bermuda Grass Sod | 59,133 sf |

## LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

## MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.

## LANDSCAPE REQUIREMENTS

| | | |
|---|---|---|
| STREET FRONTAGE BUFFER<br>AR HWY 102<br>FRONT BUFFER<br>1 TREE PER 20'<br>BEEN RD.<br>FRONT BUFFER<br>1 TREE PER 20' | <br><br>20' REQUIRED<br>346 LF / 17 = 17 TREES REQUIRED<br><br>20' REQUIRED<br>165 LF / 20 = 8 TREES REQUIRED | <br><br>20' PROVIDED<br>17 TREES PROVIDED<br><br>20' PROVIDED<br>8 TREES PROVIDED |
| PERIMETER LANDSCAPING<br>1 TREE PER 50 LF<br>WESTERN BOUNDARY 529 LF<br>SOUTHERN BOUNDARY 631 LF<br>NORTHERN BOUNDARY 285 LF<br>WESTERN BOUNDARY 359 LF | <br><br>11 TREES REQUIRED<br>13 TREES REQUIRED<br>6 TREES REQUIRED<br>7 TREES REQUIRED | <br><br>11 TREES PROVIDED<br>13 TREES PROVIDED<br>6 TREES PROVIDED<br>7 TREES PROVIDED |
| INTERIOR PARKING LOT<br>TOTAL PARKING LOT AREA<br>= 103,914 SF<br><br><br>EXTERNAL PLANTING | <br><br>10% GREENSPACE REQUIRED**<br>103,914 x .10 = 10,391 GREENSPACE REQUIRED<br>2 TREES PER ISLAND REQUIRED<br><br>1 TREE PER ISLAND REQUIRED | <br><br>11,808 SF PROVIDED<br>PROVIDED<br><br>PROVIDED |

NORTH

40' 0 40'

SCALE 1"=40'

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JAMES JASON JACKSON 0034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS

10/10/2022

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

| Rev | Comments | Date |
|---|---|---|
| | | |

SOCO CHURCH
BENTONVILLE, AR
BEEN ROAD

SOCO CHURCH, INC.
1090 ELIZABETH DR, BENTONVILLE, AR 72712

1205 SUITE 1 B, ARK. SITE B
BELLA VISTA, AR. 72714
O: (479) 364-0628
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M: (479) 759-6300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 10/10/2022
JOB NUMBER 22-1027
SHEET NAME OVERALL LANDSCAPE PLAN
File No. SOCO Church Bentonville AR 2022-10-10.dwg
LP-0



C:\Landtek\ECE (Jason Ingalls)\2022\SOCO Church\SOCO Church Bentonville AR 2022-10-10.dwg

**SUBJECT:** SOCO Church – 300.04 Waiver Request

**LOCATION:** SW 14th and Been Rd - Bentonville, AR

**1000.21 Large Scale Development Design Standards:**
The church design comprises 24 ga. Architectural metal panels (MBCI 7.2 profile) and brick masonry wainscot that meet the percentage requirements for primary materials. EIFS is used as the "trim" material per (1100.21 e).

1. South Elevation – The church plans to include a 6000 SF children's addition in a second phase that would attach at the main sanctuary wall on the south side. The design splits the wall in half to easily remove the lower portion for an addition that would match the primary material percentage on the east side of the building.

    **a.** Primary brick to metal panel percentage is above the limit including the entry element and brick wainscot adjacent to the entry – Less than 10% for the brick wainscot. Less than 19% including the EIFS/glass entry element
    **b.** Sanctuary color is black to reduce its visual appearance
    **c.** Brick wainscot is not reusable or recyclable when phase 2 begins
    **d.** The rear lot fence and parking area are landscaped per the development standards

2. West Elevation – This elevation comprises most of the utility connections and required screening of mechanical equipment. There are a substantial number of HVAC units that are required to be screened and include underground electrical, gas and condensate requirements.

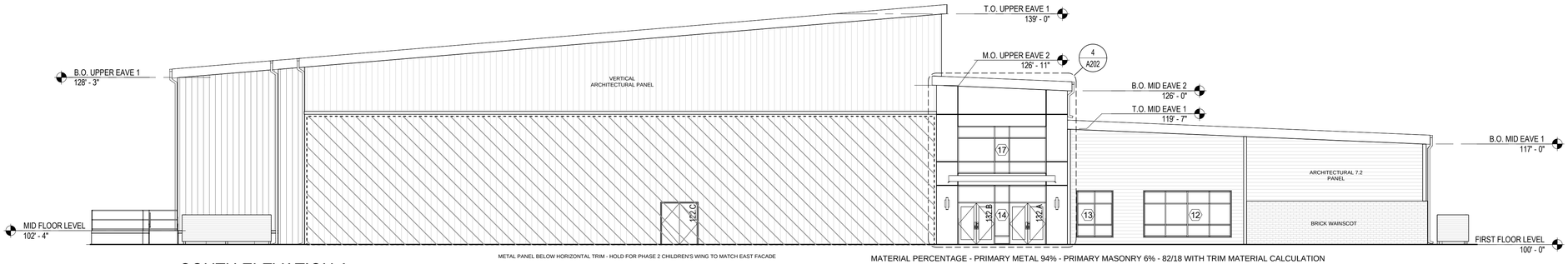
    **a.** Large 20-ton HVAC units are screened and would obscure the brick wainscot
    **b.** Required screening for HVAC vertical ductwork is provided
    **c.** Main electrical/gas and loading dock connections on west elevation
    **d.** Multiple wall projections from the sanctuary wall are provided

**Request:** Allow the reduced primary material percentages on the south and west elevations. The long north elevation fronting SW 14th incorporates more design elements from 1100.21 r "Site amenities". We have added a pergola to the west elevation to block views from SW 14th and upgraded the site amenities to the front patio area. Includes landscaped areas with seating and a covered patio.

Appendix – Includes requested elevations and renderings and adjacent property images

- a. – d. - Adjacent property owners
- e. – f. – Representative equipment challenges
- g. – h. – Similar screens proposed
- Elevations and Renderings

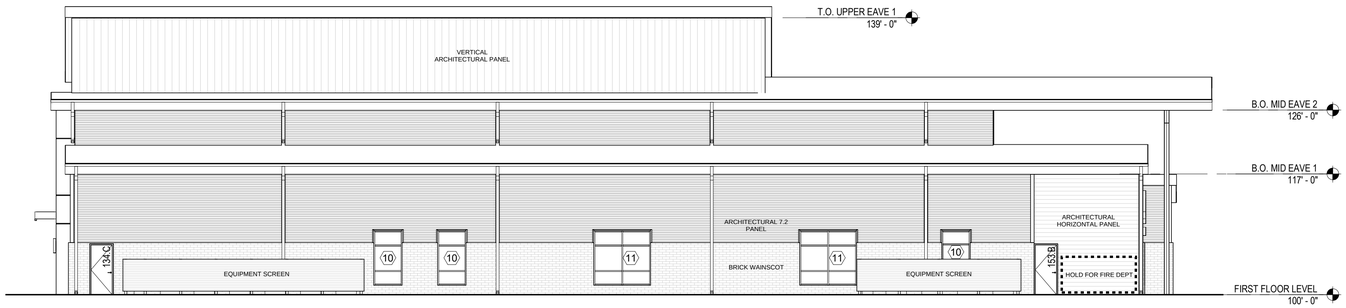
Respectfully,
Jason Haslam AIA, NCARB – Reed Architects




3 SOUTH ELEVATION A
3/32" = 1'-0"

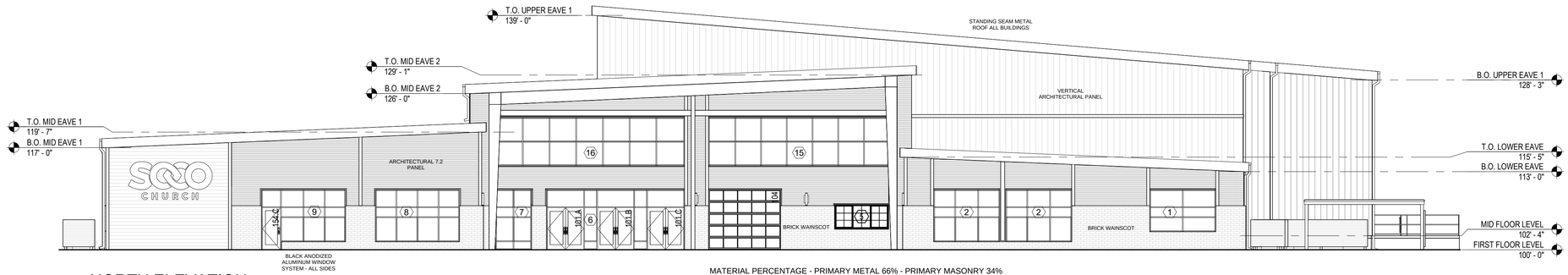
METAL PANEL BELOW HORIZONTAL TRIM - HOLD FOR PHASE 2 CHILDREN'S WING TO MATCH EAST FACADE

MATERIAL PERCENTAGE - PRIMARY METAL 94% - PRIMARY MASONRY 6% - 82/18 WITH TRIM MATERIAL CALCULATION




2 EAST ELEVATION
3/32" = 1'-0"

MATERIAL PERCENTAGE - PRIMARY METAL 60% - PRIMARY MASONRY 40%




1 NORTH ELEVATION
3/32" = 1'-0"

MATERIAL PERCENTAGE - PRIMARY METAL 66% - PRIMARY MASONRY 34%

8/19/2022 2:55:17 PM

1/16"=1'-0" 0 8' 16' 32'
3/32"=1'-0" 0 4' 8' 16' 32'
1/8"=1'-0" 0 4' 8' 16'
1/4"=1'-0" 0 2' 4' 8'
1/2"=1'-0" 0 1' 2' 4'
3/4"=1'-0" 0 1' 2'
1"=1'-0" 0 6" 1' 2'
1 1/2"=1'-0" 0 3" 6" 1'
3"=1'-0" 0 3" 6"

REED ARCHITECTURE & INTERIORS
18 E. Hobson Avenue
Sapulpa, OK 74066
918.884.6007
"The Team You Trust"

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MASTER'S PLAN
CHURCH DESIGN & CONSTRUCTION

DESIGN DEVELOPMENT
08/31/2022

# SOCO CHURCH

SW 14TH ST
BENTONVILLE, AR

REVISIONS

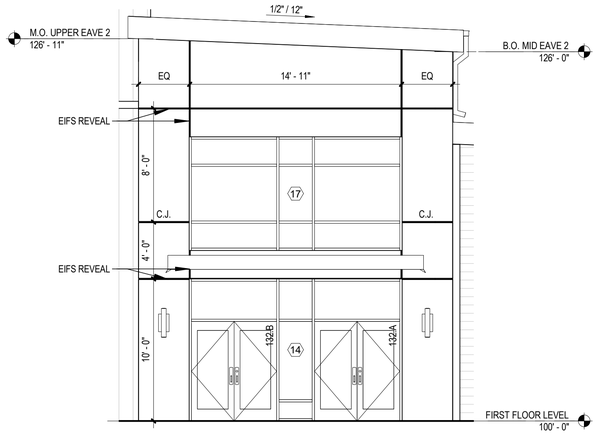
## BUILDING ELEVATIONS

JOB 202118
ISSUE 05/18/2022
DRAWN BY: Author
CHK'D BY: Checker

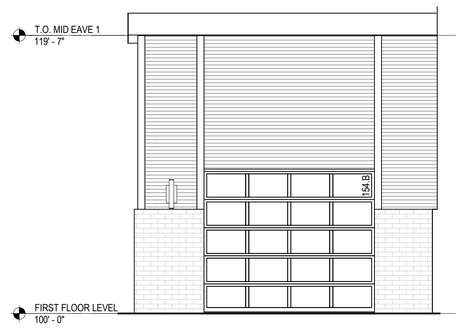
NOT FOR CONSTRUCTION

A201

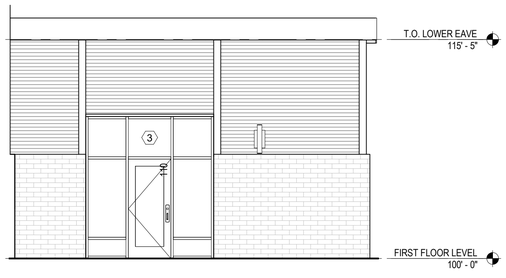
SCALE 3/32" = 1'-0"




4 ENLARGED SOUTH ELEVATION
3/16" = 1'-0"




3 ENLARGED WEST ELEVATION
3/16" = 1'-0"




2 ENLARGED EAST ELEVATION
3/16" = 1'-0"

MATERIAL PERCENTAGE - PRIMARY METAL 95% - PRIMARY MASONRY 5%

1 WEST ELEVATION
3/32" = 1'-0"

REED ARCHITECTURE & INTERIORS
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Sapulpa, OK 74066
918.884.6007
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MASTER'S PLAN
CHURCH DESIGN & CONSTRUCTION

DESIGN DEVELOPMENT
08/31/2022

# SOCO CHURCH

**SW 14TH ST**
**BENTONVILLE, AR**

REVISIONS

## BUILDING ELEVATIONS

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ISSUE 05/18/2022
DRAWN BY: Author
CHK'D BY: Checker

A202

NOT FOR CONSTRUCTION

SCALE As indicated

8/19/2022 2:55:20 PM

1/16"=1'-0" 0 8' 16' 32'
3/32"=1'-0" 0 4' 8' 16' 32'
1/8"=1'-0" 0 4' 8' 16'
1/4"=1'-0" 0 2' 4' 8'
1/2"=1'-0" 0 1' 2' 4'
3/4"=1'-0" 0 1' 2'
1"=1'-0" 0 6" 1' 2'
1 1/2"=1'-0" 0 3" 6" 1'
3"=1'-0" 0 3" 6"

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